

PLANNING COMMISSION

MEETING OF

FEBRUARY 22, 2001

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**5:30
PM**

COMMISSIONERS BRIEFING:

PRESENT:

Craig Galati - Chairman
Richard Truesdell - Vice Chairman
Michael Buckley
Hank Gordon
Lanny Littlefield
Stephen Quinn

EXCUSED:

Byron Goynes
Stephen Quinn

STAFF PRESENT:

Chris Glore - Planning & Development Dept.
Joel McCulloch – Planning & Development Dept.
Sean Robertson - Planning & Development Dept.
Phyllis Gabb – Planning & Development Dept.
Rick Schroder - Public Works
Daphnee Legarza – Public Works
Bryan Scott - City Attorney's Office
Deeny Araujo – City Clerk's Office
Linda Owens - City Clerk's Office

Joel McCulloch, Planning and Development Department, called the Briefing to order at 5:30 P.M.

Item No. B-2, TA-0001-01:

Mr. McCulloch said this Text Amendment is to amend the code pertaining to grading. Staff is requesting this item be held in abeyance until the March 22, 2001 meeting to work out some details. Councilwoman Lynette Boggs-McDonald wants something on the books that will regulate slopes.

Item No. C-3, GPA-0045-00:

Mr. McCulloch announced that staff is requesting this item be held in abeyance indefinitely to work with the neighbors. A neighborhood meeting was held on February 2, 2001 where 60 persons were in attendance. Councilman Weekly requested it be announced at the beginning of the meeting that this item would be held in abeyance.

Item No. C-5, V-0082-00:

Mr. McCulloch said staff is recommending denial of this Variance for setbacks and parking based on a lack of physical hardship. The applicant is trying to build too much on a small site. Staff would recommend C-D rather than C-1 zoning.

Item Nos. C-7, Z-0002-01, C-8, V-0002-01, C-9, V-0006-01, and C-10, Z-0002-01(1):

Mr. McCulloch stated the applicant is requesting these items be held in abeyance until the March 22, 2001 meeting to properly notify the items, to work out some right-of-way issues, and to possibly redesign the site. In addition, there is a notification problem.

Item Nos. C-16, V-0004-01, and C-17, Z-0005-01(1):

Mr. Glore noted that the agenda lists the zoning request as RPD-4, but the applicant is actually requesting R-PD3. Staff is recommending denial of the Variance for open space. One lot needs to be eliminated to accommodate that open space.

Item No. C-19, U-0296-94(2):

Mr. McCulloch noted that staff is recommending denial of this billboard, which the Planning Commission denied last year and the City Council overturned.

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COMMISSIONERS BRIEFING:

Item No. C-21, U-0182-00:

Mr. McCulloch said the applicant is requesting this item be held in abeyance until the March 22, 2001 meeting to work with staff on some concerns. This tavern may be too close to a school.

Item No. C-22, U-0005-01:

Mr. McCulloch felt this item should be held in abeyance since Item No. C-23 involves the same project and should be held in abeyance. However, if it is approved it could be final action at the March 22, 2001 Planning Commission meeting. The applicant would like to have this item go forward even though staff is recommending abeyance.

Item No. C-23, SD-0003-01:

Mr. McCulloch stated staff is requesting abeyance to the March 22, 2001 meeting to further work with the applicant. There are issues in regard to the driveway on Bonanza, as well as land use issues. Daphnee Legarza of Public Works said that if this item does not get held in abeyance Condition No. 13 should be revised to meet the intent of Title 19A. This needs to meet the minimum distance requirements.

Item Nos. C-24, C-25, C-26, C-27, C-28, C-29, C-30, C-31, C-32, C-33, C-34, C-35, C-36, C-37, C-38, and C-39:

Chris Glore, Planning and Development, said there are several Special Use Permits on the agenda submitted by one applicant. The applicant has met with staff and adjacent neighbors. Not all the supper clubs will be developed.

General Discussion:

Robert Genzer, Acting Director, Planning and Development, introduced John Koswan, a new Planning Manager from Denver, Colorado.

Mr. McCulloch adjourned the Briefing at 5:50 P.M.

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ACTION

**6:00
PM**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

CALL TO ORDER:

6:01 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

Craig Galati	Present
Chairman	
Richard Truesdell	Present
Vice Chairman	
Michael Buckley -	Present
Hank Gordon	Present (Left 8:53 p.m.)
Byron Goynes	Present (Arrived 6:08 p.m.)
Lanny Littlefield	Present
Stephen Quinn	Present (Left 6:21 p.m.)

ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements.

This meeting has been properly noticed and posted at the following locations:

Clark County Government Center,
500 South Grand Central Parkway
Senior Citizens Center,
450 East Bonanza Road
Clark County Courthouse,
200 East Carson Avenue
Court Clerk's Office Bulletin Board,
City Hall Plaza
City Hall Plaza, Special Outside Posting
Bulletin Board

MINUTES:

Approval of the minutes of the January 25, 2001 Planning Commission meeting.

CHAIRMAN GALATI called the meeting to order at 6:01 P.M.

Robert Genzer, Acting Director, Planning and Development Department, introduced John Koswan, the new Current Planning Manager from Denver, Colorado.

STAFF PRESENT:

Robert Genzer, Acting Director,
Planning and Development Department
John Koswan, Planning Manager,
Planning and Development Department
Chris Glore, Planning Supervisor,
Planning and Development Department
Joel McCulloch, Senior Planner,
Planning and Development Department
Sean Robertson, Planner II,
Planning and Development Department
Phyllis Gabb, Planner I,
Planning and Development Department
Jody Donahue, Planning Technician,
Planning and Development Department
Rick Schroder, Project Engineer,
Public Works
Daphnee Legarza, Project Engineer,
Public Works
Bryan Scott, Deputy City Attorney,
City Attorney's Office
Deeny Araujo, Deputy City Clerk,
City Clerk's Office
Linda Owens, Deputy City Clerk,
City Clerk's Office

MR. GLORE announced this meeting is in compliance with the Open Meeting Law.

**Truesdell -
APPROVED
Unanimous
(Goynes excused)**

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ACTION

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

CHAIRMAN GALATI indicated the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

CHAIRMAN GALATI read the statement on the order of the items and limitations on persons wishing to be heard on an item.

CHAIRMAN GALATI noted the Rules of Conduct.

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ITEM

ACTION

A.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

A-1.

TM-0005-01 - MONTEROSSA - HOWARD HUGHES CORPORATION

Request for a Tentative Map for 121 lots on 27.81 acres at the southeast corner of the intersection of the Park Vista Drive and Sky Vista Drive alignments, P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Zoning Application (Z-119-96) and the Summerlin Development Plan Review (SV-42-97), and to the Summerlin Development Standards.

3. Street names must be provided in accord with the City's Street Naming Regulations.

4. All development is subject to the conditions of City departments and State Subdivision Statutes.

5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

CHAIRMAN GALATI stated the Consent items may be discussed if a Commission Member or Applicant so desires.

Truesdell -

APPROVED ITEM NOS. A1 THROUGH A5, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley abstaining on Item Nos. A-1 and A-3 which involve clients of his law firm, Gordon abstaining on Item No. A-2 due to the fact the principals of the applicant are partners of his firm in two other shopping centers, and Galati abstaining on Item No. A-1 as the applicant is a client of his architectural firm.

CHAIRMAN GALATI stated this is a Consent item.

This is final action.

(6:16 - 6:18) 1 - 466

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ITEM

ACTION

**TM-0005-01 - MONTEROSSA - HOWARD
HUGHES CORPORATION**

APPROVED

Public Works

6. The Final Map for Summerlin Village 20 shall record prior to the recordation of this Final Map in order to provide legal access to this site.

7. If not already constructed or guaranteed by the Master Developer at the time of development of this site, construct half-street improvements including appropriate overpaving on Park Vista Drive and on Sky Vista Drive concurrent with development of this site.

8. Provide a minimum of two lanes of paved access to this site prior to final inspection of any units within this development.

9. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

10. The proposed entry, if gated, shall be designed, located and constructed in accordance with Summerlin Standard Drawing #12-A.

11. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first.

12. Site development to comply with the Summerlin Standards, the Master Traffic Impact Analysis for Village 20, all applicable conditions of approval for Z-119-96, SV-42-97, and all other subsequent side-relate action.

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**TM-0005-01 - MONTEROSSA - HOWARD
HUGHES CORPORATION**

APPROVED

13. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

14. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.

15. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ITEM

ACTION

A-2.

**TM-0058-99(1) - BUFFALO/95 (REGENCY) -
FOCUS COMMERCIAL**

Request for an Extension of Time on an approved Tentative Map for one lot on 24.85 acres on the north side of Sky Pointe Drive, east of the Conough Lane alignment, T-C (Town Center) Zone, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. This Tentative Map will expire on January 27, 2002.

2. Conformance to all Conditions of Approval of the original Tentative Map (TM-0058-99)

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEM NOS. A1 THROUGH A5, SUBJECT TO
STAFF'S CONDITIONS**

Motion carried with Buckley abstaining on Item Nos. A-1 and A-3 which involve clients of his law firm, Gordon abstaining on Item No. A-2 due to the fact the principals of the applicant are partners of his firm in two other shopping centers, and Galati abstaining on Item No. A-1 as the applicant is a client of his architectural firm.

CHAIRMAN GALATI stated this is a Consent item.

This is final action.

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ACTION

A-3.

TM-0007-00(1) - WHISPERING SANDS - TETON INVESTMENTS

Request for an Extension of Time on an approved Tentative Map for 22 lots on 6.38 acres located on the south side of Whispering Sands Drive, approximately 300 feet east of Leon Avenue, R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. The Tentative Map shall expire on February 24, 2002, unless a Final Map is recorded on all or a portion of the area embraced by the Tentative Map.

2. Conformance to all previous Conditions of Approval for the Whispering Sands Tentative Map (TM-0007-00), and all other subsequent site-related actions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEM NOS. A1 THROUGH A5, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley abstaining on Item Nos. A-1 and A-3 which involve clients of his law firm, Gordon abstaining on Item No. A-2 due to the fact the principals of the applicant are partners of his firm in two other shopping centers, and Galati abstaining on Item No. A-1 as the applicant is a client of his architectural firm.

CHAIRMAN GALATI stated this is a Consent item.

This is final action.

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ITEM

ACTION

A-4

Z-0045-94(6) - JIM AND KATHLEEN VILLANI

Request for an Extension of Time on an approved Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) on 1.05 acres located on the north side of Lake Mead Boulevard, approximately 640 feet west of Torrey Pines Drive (APN: 138-23-201-003), PROPOSED USE: 16,560 SQUARE FOOT COMMERCIAL CENTER, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. The zoning shall expire on February 7, 2002, unless an Extension of Time has been granted.
2. A Site Development Plan Review, which conforms to the City's current standards, shall be approved by the Planning and Development Department prior to issuance of any permits for development on the subject property.
3. Conformance to all applicable Conditions of Approval for Z-45-94 including all subsequent Extension of Times.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEM NOS. A1 THROUGH A5, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley abstaining on Item Nos. A-1 and A-3 which involve clients of his law firm, Gordon abstaining on Item No. A-2 due to the fact the principals of the applicant are partners of his firm in two other shopping centers, and Galati abstaining on Item No. A-1 as the applicant is a client of his architectural firm.

CHAIRMAN GALATI stated this is a Consent item.

To be heard by the City Council on April 4, 2001.

(6:16 - 6:18) 1 - 466

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ACTION

A-5.

VAC-0048-98(2) - PHIL BOZEMAN

Request for an Extension of Time on an approved Vacation of a portion of Clarkway Drive, north of Bonanza Road, Ward 3 (Reese).

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or another Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

2. Satisfaction of all original Conditions of Approval of VAC-48-98 and VAC-0048-98(1).

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEM NOS. A1 THROUGH A5, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Buckley abstaining on Item Nos. A-1 and A-3 which involve clients of his law firm, Gordon abstaining on Item No. A-2 due to the fact the principals of the applicant are partners of his firm in two other shopping centers, and Galati abstaining on Item No. A-1 as the applicant is a client of his architectural firm.

CHAIRMAN GALATI stated this is a Consent item.

This is final action.

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ITEM

ACTION

B-1.

ABEYANCE - TA-0034-00 - CITY OF LAS VEGAS

Discussion and possible action to amend Title 19A.06.020 C-V (Civic) District to add a new subsection entitled E. Special Use Permits.

STAFF RECOMMENDATION: NO
RECOMMENDATION

**Truesdell -
APPROVED
Unanimous
(Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated this request is to allow the ability to obtain a Special Use Permit in the C-V (Civic) zoning district for uses that may be of benefit to the City under certain circumstances. Title 19A does not currently allow for this ability. However, Title 19.052.030 of the previous zoning code allowed the City Council discretionary power to approve Special Use Permits in the C-V (Civic) district for cemeteries, custodial institutions and detention facilities, publicly operated convention or stadium facilities, off-premise signs, LPG (Liquid Petroleum Gas) tanks, and general business related gaming establishments. The other entities in the valley already allow many of these uses either by right or discretion.

If this is approved, staff recommended the following changes:

Add a new section within the C-V (Civic) Zoning District section of the code entitled Special Use Permits and allow cemeteries, custodial institutions and detention facilities, as well as publicly operated convention and stadium facilities, off-premise signs, LPG (Liquid Petroleum Gas) tanks, and general business related liquor and gaming establishments, subject to obtaining approval of a Special Use Permit by the City Council.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be forwarded to the City Council in Ordinance form.

(6:18 - 6:21) 1 - 450

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ITEM

ACTION

B-2.

TA-0001-01 - CITY OF LAS VEGAS

Discussion and Possible action to Amend Title 19A.08.030(F) GRADING to add a new subsection entitled 3. SPECIAL USE PERMITS.

STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MARCH 22, 2001 PLANNING COMMISSION MEETING

**Truesdell -
ABEYANCE TO THE MARCH 22, 2001 PLANNING
COMMISSION MEETING
Unanimous
(Goynes excused)**

JOEL McCULLOCH, Planning and Development, stated that staff would like to have this item held in abeyance to the March 22, 2001 Planning Commission meeting. Staff is still working on some of the details.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the Planning Commission on March 22, 2001.

(6:04 - 6:05) 1 - 75

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ITEM

ACTION

B-3.

TA-0004-01 - CITY OF LAS VEGAS

Discussion and possible action to Amend Title 19A.18.070(G) and 19A.20.020 to remove all references to the Hearings Officer.

STAFF RECOMMENDATION

APPROVAL

**Gordon -
APPROVED
Unanimous
(Quinn excused)**

PHYLLIS GABB, Planning and Development, explained that in June of 2000 the Board of Zoning Adjustment was replaced with the Hearings Officer position. This change was made in March to reduce staff time dedicated to meeting preparation, public hearing and meeting attendance. The desired workload reduction did not materialize. This Text Amendment would eliminate the monthly Hearings Officer meetings and have those items heard on the already scheduled Planning Commission meetings.

This would not hinder the public's ability to receive a hearing for requests. In fact, it would increase the frequency of available public hearings to twice monthly and result in better service to the public and more efficient use of staff hours.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council in Ordinance form.

(6:21 - 6:22) 1 - 600

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ITEM

ACTION

B-4.

TA-0005-01 - CITY OF LAS VEGAS

Discussion and possible action to Amend Title 19A.06.100 DOWNTOWN CASINO OVERLAY DISTRICT, to expand the boundary of the existing district.

APPROVALS 1 Speaker

PROTESTS 0

STAFF RECOMMENDATION APPROVAL

**Gordon -
APPROVED
Unanimous
(Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated this request is to expand the boundaries of the Downtown Casino Overlay District. The current boundary is as follows:

Stewart Avenue to the north, Fourth Street to the east, Carson and Bridger to the south, and Main Street to the west.

This Text Amendment would expand the boundaries to include portions of the current and former Union Pacific Railroad site and eastward to include additional downtown parcels. The eastern expansion area would include the Race Rock tavern, as well as the Neonopolis that is currently being developed.

The western expansion will include the Union Pacific site down to Bonneville.

The purpose of this amendment is to express the intent and vision of the City to encourage development and redevelopment of the Union Pacific site in downtown. It will allow as many appropriate development options as possible to occur.

Staff recommended the following changes to Title 19A:

Amend the Downtown Gaming Overlay District map.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in approval, but thought it should be expanded farther to the north to include Cashman Field, Neon Museum, etc.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL commented that gaming does not need to be expanded to Cashman Field to make that a successful venue. However, expanding it one block east is more consistent with Race Rock and Neonopolis projects in the downtown, as well as encouraging development on the UP (Union Pacific) property.

To be forwarded to the City Council in Ordinance form.

(6:22 - 6:26) 1 - 660

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ITEM

ACTION

B-5.

TA-0006-01 - CITY OF LAS VEGAS

Discussion and possible action to Amend Title 19A.04.050 SPECIAL USE PERMITS, (b) MINIMUM REQUIREMENTS for Liquor Establishment (Taverns) to exempt areas within the Downtown Casino Overlay District from the 1,500 foot separation requirements.

STAFF RECOMMENDATION

APPROVAL

**Gordon -
APPROVED
Unanimous
(Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated this Text Amendment is being proposed to exempt taverns within the Downtown Gaming Overlay District from the 1,500-foot separation requirement between like and protected uses. Currently only liquor establishments with frontage along Fremont Street between Main Street and Fourth Street are exempt from the 1,500-foot rule. Staff finds that in order for the downtown area to reach its full potential certain developmental restrictions may need to be waived. One concept for downtown and the UP (Union Pacific) site is an entertainment complex being developed, which may require several establishments that serve alcohol. The City Council would have discretionary power to approve or deny any application that was proposed in the downtown area that did not meet the separation requirement.

Staff recommended the following changes to Title 19A:

1. Revise Condition No. 8 under Special Use Permits for a liquor establishment (tavern).
2. Delete the current frontage along Fremont Street between Main Street and Las Vegas Boulevard and replace it with the standards applicable only to the Downtown Casino Overlay District.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be forwarded to the City Council in Ordinance form.

(6:26 - 6:28) 1 - 775

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ITEM

ACTION

C.

PUBLIC HEARING ITEMS:

C-1.

ABEYANCE - RENOTIFICATION - GPA-0038-00 - CITY OF LAS VEGAS

Request to Amend Map 4 of the Northwest Sector Plan to expand the limits of Town Center to the limits of the "Future Town Center Expansion Area"; FROM: L (Low Density Residential) TO: L-TC (Low Residential), MLA (Medium-Low Attached), ML (Medium-Low), and M-TC (Medium Residential), approximately 405 acres, generally bounded by El Capitan Way and Campbell Road on the east, Elkhorn Road and Grand Teton Drive on the north, Tee Pee Lane on the west, and the Beltway alignment on the south (APN: Multiple), Ward 6 (Mack).

NOTICES MAILED 1,549 2/22/01 PC
 1,549 1/25/01 PC

APPROVALS 1 [Within Notification]
 1 Speaker

PROTESTS 1 [Within Notification]
 1 Speaker

STAFF RECOMMENDATION: NO
RECOMMENDATION

Truesdell -
APPROVED

Motion carried with Gordon abstaining due to the fact his firm owns properties within Town Center (Quinn excused)

CHRIS KNIGHT, Planning and Development, stated this proposal is precipitated by the desire of the City of Las Vegas to address certain land use issues in the northwest related to Town Center. At the time Town Center was adopted there was an expansion area from Campbell Road to Tee Pee Lane. That area was designated as an expansion area for the future expansion of Town Center and was a part of the original Town Center concept. It incorporated expansion of the urban center mixed-use area and then a hierarchical declining density of residential. As a result of additional studies that staff has done in monitoring the progress and development of Town Center and the commercial demand in the northwest, it's believed that the amount of commercial land will be adequate. However, there is still pressure to develop roof-tops. The plan is to transition this area into residential development under the Town Center development standards.

Medium-Low Density Residential will be transitioning away from the Urban Center Mixed Use into the Low Density Residential areas. That would expand Town Center and provide the residential component. This does not preclude the opportunity to do mixed use. In fact, it is felt it would develop the market that creates the synergy and demand for that type of urban center in the core area.

This is a City Council initiated request. Staff does not have a recommendation.

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ACTION

ABEYANCE - RENOTIFICATION - GPA-0038-00 - CITY OF LAS VEGAS

CHAIRMAN GALATI declared the Public Hearing open.

FRED GAWRYK, 9880 Elkhorn Road, appeared in protest. He felt the Low Density designation should remain. There are enough areas for future expansion. The area encompassed by U.S.95 along Centennial Parkway is crowded at the present time. Going from Town Center all the way back to the mountain site should be left Low Density Residential. That is a nice open area and would maintain Lone Mountain.

JIM VELTMAN, Veltman Planning and Design Group, 7250 Peak Avenue, Suite 110, appeared in approval. He submitted an overlay map, which indicated where the Town Center plan was before the designation of the future land use. To the north was Community Center, to the west was residential, the south area was designated as the mall, and the eastern side called Suburban Commercial. The one change is in the residential that was designated as a business park with the intent that there would be 100,000 jobs in the northwest, so that the six-lane US95 could stay six lanes and not have to be increased. That can be done by keeping jobs in the northwest so people would not use the freeway to come into town. That was the original intent of the Master Plan prior to the designation of a future Town Center area. There is only one block west of El Capitan that should be two blocks wide so there would be depth to do a business park development, even though originally it was six blocks wide. He thought the densities being proposed are too low.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER BUCKLEY asked where each category would be located.

MR. KNIGHT explained that along the proposed alignment of the Beltway for one block is Medium Density Residential. He noted an area that is designated as Medium Low Density Residential. That would cover the Low Density Residential portion of the expansion. Another area is Medium Low Attached Residential and the remainder of the area up to Farm Road would be Low Density Residential. There would be a buffer around the higher intensity uses in Town Center and transition into lower density going west.

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COMMISSIONER TRUESDELL agreed that there needs to be enough housing to support commercial and enough commercial to create jobs. This would keep people in the area rather than traveling downtown to their employment.

CHAIRMAN GALATI agreed with the Medium-Low Density designation that acts as a buffer because it would allow the Urban Mixed Use to become higher densities.

To be heard by the City Council on April 4, 2001.

(6:28 - 6:41) 1 - 850

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ITEM

ACTION

C-2.

ABEYANCE - RENOTIFICATION - GPA-0039-00 - CITY OF LAS VEGAS

Request to Amend a portion of the Northwest Sector Plan FROM: L (Low Density Residential) and DR (Desert Rural) TO: M (Medium Density Residential), ML (Medium-Low Density Residential), L (Low Density Residential), R (Rural Density Residential), TC (Town Center) and MLA (Medium-Low Attached) on property located generally north of Centennial Parkway, between Campbell Road and Grand Canyon Drive and south of Grand Teton Drive (APN: Multiple), Ward 6 (Mack).

NOTICES MAILED 179

APPROVALS 3 Speakers

PROTESTS 3 [Within Notification]

STAFF RECOMMENDATION: NO
RECOMMENDATION

**Gordon -
APPROVED
Unanimous
(Quinn excused)**

CHRIS KNIGHT, Planning and Development, stated this is the next step in continuing the transition of land uses from the Town Center expansion westward. In the expansion area is recommended Low Density Residential, Desert Rural, Medium-Low Density, Medium and Medium-Low Attached in the north end. That would create a boundary around Town Center and give a definite line of the development pattern in the northwest with the remainder of the area being D-R going westward. The Northwest Plan calls for a lot of that area to be P-CD development and those densities would have to be addressed at a later date. This completes the transition away from the Town Center area and provides a lifestyle that exists in the northwest.

A public meeting was held at the Lied Middle School on January 23, 2001 with the neighbors. The City Council initiated this request and staff does not have a recommendation.

CHAIRMAN GALATI declared the Public Hearing open.

STEPHAN PURDY, 9615 Haley Avenue, appeared in approval. He wondered what is being planned for this area. His major concern is that the lifestyle would not change. However, he is not against development, but does not want tract homes across the street.

MR. KNIGHT pointed out the area that would remain Rural and another area that would remain DR (Desert Rural). Possibly there could be a Rural Preservation neighborhood in the area. The Master Plan designates the area from Hualapai to Grand Canyon, south of Farm down to Centennial Beltway to remain DR (Desert Rural).

MR. PURDY said he is in a DR (Desert Rural) designated area. Directly across the street is where this change will take place. What is being proposed for that area?

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ABEYANCE - RENOTIFICATION - GPA-0039-00 - CITY OF LAS VEGAS

MR. KNIGHT responded that it would be 2.1 to 3.5 units per acre. Where a development butts up to DR (Desert Rural) it would be developed with 2.1 to 3.5 densities, but staff would be sensitive to that buffer where it rubs up against DR (Desert Rural) and may require some Low Density with Higher Density to the interior of the development.

MR. PURDY added that there was a map approved by the City and County in 1997 that indicated Desert Rural down to Tee Pee. He does not want to see quarter acre lots directly on the other side of Grand Canyon. There should be a guarantee of 2.1 units per acre for approximately 330 feet east of Grand Canyon and then into 2.1 or 3.5.

LOUISE RUSKAMP, 8500 Log Cabin Way, appeared in approval. She was concerned that some of the Desert Rural will be eliminated. At Grand Canyon there are homes on large lots. It is incompatible to have 2.1 units per acre across the street.

MARC SIMON, 9780 Wittig Avenue, appeared in approval. He has a ranch with horses, which is how his area is developed.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER BUCKLEY commented that this would create a new idea of residential in Town Center. Perhaps there is something different that could be prescribed for the residential as it abuts some of the larger bt areas. Staff needs to be sensitive to design issues on particular projects.

CHAIRMAN GALATI felt the transition areas need to be handled well. The buffers need to be held so that if someone has a 5.0-acre ranch it is protected. He wondered if that could be handled by a General Plan Amendment or Zoning.

MR. KNIGHT responded that staff would use that as guide when there is a specific proposal. He added that the area in this General Plan Amendment is not within the Town Center boundaries. The densities can be allowed but buffering needs to be taken into consideration for each proposed development.

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COMMISSIONER BUCKLEY wondered if the Planning Commission could address findings. In addition, because the Desert Rural has been encroached upon, this is more of a buffer to protect the heavy usage in Town Center.

COMMISSIONER TRUESDELL commented that as specific zoning is being requested on these sites that they be looked at in more of a planned community type analysis so street patterns are creative to protect the rural nature, but also allow for something a little different, not heavy densities next to rural, and buffers that are not helpful. There should be better community designs that are different than other areas. Street systems, buffering distances between ranch estate and rural type uses should be taken into consideration to create a better lifestyle.

CHAIRMAN GALATI asked if the Northwest Sector Plan has any policies that deal with transitions between DR (Desert Rural) and R (Rural). MR. KNIGHT was unclear, but thought there was a transitional area abutting residential of 600 feet. CHAIRMAN GALATI thought that should be looked into with another Text Amendment brought to the Planning Commission as a policy item.

To be heard by the City Council on April 4, 2001.

(6:41 - 7:00) 1 - 1320

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ITEM

ACTION

C-3.

**ABEYANCE - GPA-0045-00 - LAS VEGAS
MASONIC TEMPLE ASSOCIATION**

Request to Amend a portion of the southeast sector of the General Plan FROM: L (Low Density Residential) TO: SC (Service Commercial) and O (Office) on approximately 14 acres located at 2200 West Mesquite Avenue (APN: 139-29-801-005), Ward 5 (Weekly).

NOTICES MAILED 292

APPROVALS 0

PROTESTS 2 [Within Notification]

STAFF RECOMMENDATION: DENIAL

Truesdell -
ABEYANCE INDEFINITELY
Motion carried with Quinn abstaining
(Goynes excused)

JOEL McCULLOCH, Planning and Development, stated staff received a fax requesting this item be held indefinitely to work with the neighbors.

GARY GRAY, Gray & Associates, Inc., 706 Bracken Avenue, appeared to represent the applicant. They have been working with the neighbors. The concerns are primarily traffic related.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:05 - 6:08) 1 - 120

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ACTION

C-4.

ABEYANCE - Z-0104-00 - JAMES JACOBS

Request for a Rezoning FROM: R-1 (Single-Family Residential) TO: C-1 (Limited Commercial) on 0.62 acre at 1309 West Owens Avenue (APN: 139-28-502-005), PROPOSED USE: RETAIL, Ward 5 (Weekly).

NOTICES MAILED 144 [Mailed with V-0082-00]

APPROVALS 0

PROTESTS 0

CONCERNS 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This application shall be amended to C-D (Designed Commercial).
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review shall be approved by the Planning Commission prior to the issuance of any permits, any site grading, and all development activity on this site.

Public Works

4. Construct all incomplete half-street improvements on Owens Avenue adjacent to this site concurrent with development of this site. The construction of these improvements may be coordinated with the City of Las Vegas Special Improvement District Project #1478 – Vegas Drive, Rancho to “J” Street.

Truesdell -

**APPROVED C-D, SUBJECT TO STAFF'S CONDITIONS
Unanimous
(Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated this request to C-1 (Limited Commercial) is too intense for the surrounding existing land uses of churches to the east and west, single family residential and a church to the south, and child care facility to the north. There is a condition reducing the request to C-D (Designed Commercial), which allows many of the uses allowed in the Service Commercial category with the exception of the more intense uses, like convenience stores and fast food restaurants. Staff recommended approval, subject to the conditions.

CAMERON HILLSTEAD, Civiltec, Inc., 4795 South Sandhill Road, Suite #14, appeared to represent the applicant. He concurred with the conditions and accepted C-D (Designed Commercial) zoning.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER GORDON asked the depth of the stores running in a north/south direction. Also, there appears to be a large bay with no front door near the bottom of the project. In addition, he asked where the fire exit is located.

MR. HILLSTEAD pointed out where the large bay and front door will be located. That space will probably be utilized as office space. It is larger than 1,500 feet. The depth of the stores in the north/south direction is 48 feet wide. He was unclear as to exactly where the fire exit would be located.

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ABEYANCE - Z-0104-00 - JAMES JACOBS

5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

COMMISSIONER GORDON felt there should be a setback from the south end to allow for a secondary fire exit.

MR. HILLSTEAD pointed out where a six-foot offset is located from the rear property line because there is an existing Nevada Power Company easement. Originally they wanted to have a zero lot line on the south end. Perhaps a fire door could be placed on the back side. There are problems with the layout, but the owner feels he can lease the property.

COMMISSIONER TRUEDELL questioned the fact that there is no convenient delivery for the retail customers, minimal parking, and zero setbacks. There is an opportunity to improve the commercial buildings and the overall community. This is too much building on the site. To waive landscaping and go to zero setbacks is overburdening this site. An office space without windows is not leasable.

COMMISSIONER GORDON suggested that the area that juts out be eliminated so there would be room for trash enclosures, sufficient parking, and marketable space at the south end.

CHAIRMAN GALATI was concerned about the size of the building and the Parking Variance. This abuts residential. It will deteriorate over time because it will not be leased.

NOTE: See Item Nos. C-5 and C-6 for related discussion.

To be heard by the City Council on April 4, 2001.

(7:00 - 7:20) 1 - 2140

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ITEM

ACTION

C-5.

ABEYANCE - RENOTIFICATION - V-0082-00 - JAMES JACOBS

Request for a Variance TO ALLOW A ZERO FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM SIDE YARD SETBACK ALLOWED, TO ALLOW A 15 FOOT FRONT YARD SETBACK WHERE 25 FEET IS THE MINIMUM FRONT YARD SETBACK ALLOWED, AND TO ALLOW A 6 FOOT REAR YARD SETBACK WHERE 25 FEET IS THE MINIMUM REAR YARD SETBACK ALLOWED; TO ALLOW 32 PARKING SPACES WHERE 38 PARKING SPACES ARE THE MINIMUM ALLOWED; AND TO ALLOW ZERO LOADING SPACES WHERE ONE LOADING SPACE IS THE MINIMUM ALLOWED on 0.62 acre at 1309 West Owens Avenue (APN: 139-28-502-005), R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).

NOTICES MAILED 144 [Mailed with Z-0104-00]

APPROVALS 0

PROTESTS 0

CONCERNS 1 Speaker

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. A Site Development Plan Review shall be approved by the City Council prior to the issuance of any permits on this site.
2. If this Variance is not exercised within two years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.
3. Any change in use requires a parking analysis be reviewed by the Planning and Development Department prior to the issuance of any building permits, business licenses, or certificate of occupancy.

**Gordon -
DENIED
Unanimous
(Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated this Variance request is to allow reductions of the front, rear, and side yard setbacks and required off-street parking. Staff finds this is a vacant flat parcel of land with no physical hardships associated with it. The applicant has provided no justification for the request other than this is the size of the building they desire. Staff recommended denial.

CAMERON HILLSTEAD, Civiltec, Inc., 4795 South Sandhill Road, Suite #14, appeared to represent the applicant. On the west property line of this site is an existing building that is on the lot line and encroaches into the front yard setback by approximately 10 feet. They would like to have a zero lot line on the west side in order to tie that area up and eliminate any gaps. In addition, they would like to encroach on the north property line into the 20-foot setback for the front to give exposure to Owens Avenue. The existing building on the west property limits the exposure. In regard to the rear property line, the objective is to place the building where they have it to attempt to eliminate any dead space behind the building that could be observed from the street. This property will be used as office space, which has a lower parking requirement. They feel the proposed parking will be adequate to accommodate the uses for this building.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. Parking Variances will come back to haunt the City in the future.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. C-4 and C-6 for related discussion.

To be heard by the City Council on April 4, 2001.

(7:00 - 7:20) 1 - 2140

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**ABEYANCE - RENOTIFICATION - V-0082-00 -
JAMES JACOBS**

4. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.

5. Approval by City Council of Rezoning Z-104-00, and conformance to all Conditions of Approval.

DENIED

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ITEM

ACTION

C-6.

Z-0104-00(1) - JAMES JACOBS

Request for a Site Development Plan Review FOR A PROPOSED 9,355 SQUARE FOOT COMMERCIAL CENTER AND A WAIVER OF REQUIRED LANDSCAPING on 0.62 acre at 1309 West Owens Avenue (APN: 139-28-502-005), R-1 (Single Family Residential) Zone, PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).

NOTICES MAILED 145 [Mailed with V-0082-00]

APPROVALS 1 Speaker

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The City Council shall approve a Rezoning to a G1 (Limited Commercial) or GD (Designed Commercial) Zoning District.
2. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
3. The site plan shall be revised to depict compliance with the Title 19A.08.050 requirements for a side yard setback of 10 feet, a front yard setback of 25 feet and a rear yard setback of 25 feet, or a Variance to the setback requirement shall be approved by the City Council prior to the issuance of any permits, any site grading, and all development activity for the site.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND ADDITIONAL CONDITIONS TO REVISE THE BUILDING TO BE RECTANGULAR WITHOUT THE PROJECTION ON THE EAST, AND REVISED PLAN TO BE REVIEWED BY THE PLANNING COMMISSION

**Unanimous
(Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated the site plan depicts an orderly building and site layout. The applicant has requested several Variances to the Zoning Code in order to make this site viable. There is no physical hardship associated with the property to warrant approval of the Variance request or for parking. This proposal represents overbuilding of the site. Revised plans need to be submitted indicating compliance with the Zoning Code or approval of the Variance by the City Council. In addition, there is a condition requiring a four-foot wide stucco band be continued around the entire building. Staff recommended approval, subject to the conditions.

CAMERON HILLSTEAD, Civiltec, Inc., 4795 South Sandhill Road, Suite #14, appeared to represent the applicant. They would like a waiver for the landscaping along the west property line where they would like to have a zero lot line and along the south property line directly behind the building where there would not be six feet available for landscaping. They are providing landscaping on the east and south sides in compliance with the City's requirements. The City has also requested trees 20 feet on center, which they would be willing to comply with.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, felt this request is appropriate. Because the sign may not be seen in the future due to the growth of the trees, he was fearful that the applicant would come back to the City requesting a Sign Variance.

CHAIRMAN GALATI declared the Public Hearing closed.

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Z-0104-00(1) - JAMES JACOBS

4. The site plan shall be revised to depict compliance with the Title 19A.10.010 requirements for off-street parking for the site use, or a Variance to parking requirements shall be approved by the City Council prior to the issuance of any permits, any site grading, and all development activity for the site.

5. The landscape plan shall be revised to depict compliance with the landscape requirements of Title 19A.12.030 for a planter of eight (8) feet in width, along the south and west property lines, or a waiver for landscaping shall be approved by the City Council prior to the issuance of any permits, any site grading, and all development activity for the site.

6. The elevations shall be revised to indicate a 4-foot wide stucco band running continuously around the entire building prior to the issuance of any permits, any site grading, and all development activity for the site.

7. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

9. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).

Public Works

10. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-104-00 and all other subsequent site-related actions.

MR. HILLSTEAD said that without the Zero Lot Line Variance on the west side the entire site plan would have to be changed.

NOTE: See Item Nos. C-4 and C-5 for related discussion.

To be heard by the City Council on April 4, 2001.

(7:00 - 7:20) 1 - 2140

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ITEM

ACTION

C-7.

Z-0002-01 - ALBERT EUGENE, LIMITED PARTNERSHIP

Request for a Rezoning FROM: R-1 (Single Family Residential) TO: P-R (Professional Office and Parking) on 0.17 acre at 701 South Ninth Street (APN: 139-34-810-078), PROPOSED USE: 7,066 SQUARE FOOT OFFICE BUILDING, Ward 5 (Weekly).

ON FEBRUARY 21, 2001 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MARCH 22, 2001 PLANNING COMMISSION MEETING

**Truesdell -
ABEYANCE ITEM NOS. C-7, C-8, C-9 AND C-10 TO THE
MARCH 22, 2001 PLANNING COMMISSION MEETING
Unanimous**

JOEL McCULLOCH, Planning and Development, stated the applicant has requested abeyance until the March 22, 2001 Planning Commission meeting to properly re-notify the items and to work on some right-of-way issues and possibly redesign the site.

There was no one present to represent these applications.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, asked if 90 feet is correct for Item No. G9. He did not object to having these items held in abeyance.

MR. McCULLOCH responded that 90 feet is correct for Item No. C-9.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: COMMISSIONER GOYNES ARRIVED AT 6:08 P.M.

To be heard by the Planning Commission on March 22, 2001.

(6:08 - 6:09) 1 - 180

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-8.

V-0002-01 - ALBERT EUGENE, LIMITED PARTNERSHIP

Request for a Variance TO ALLOW 9 PARKING SPACES WHERE 19 PARKING SPACES ARE REQUIRED, AND TO ALLOW PARKING SPACES AND A WALL TO ENCROACH 8 FEET INTO THE RIGHT-OF-WAY at 701 South Ninth Street (APN: 139-34-810-078), R-1 (Single Family Residential) Zone, [PROPOSED: P-R (Professional Offices and Parking)], Ward 5 (Weekly).

ON FEBRUARY 21, 2001 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MARCH 22, 2001 PLANNING COMMISSION MEETING

**Truesdell -
ABEYANCE ITEM NOS. C-7, C-8, C-9 AND C-10 TO THE
MARCH 22, 2001 PLANNING COMMISSION MEETING
Unanimous**

JOEL McCULLOCH, Planning and Development, stated the applicant has requested abeyance until the March 22, 2001 Planning Commission meeting to properly re-notify the items and to work on some right-of-way issues and possibly redesign the site.

There was no one present to represent these applications.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, asked if 90 feet is correct for Item No. G9. He did not object to having these items held in abeyance.

MR. McCULLOCH responded that 90 feet is correct for Item No. C-9.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: COMMISSIONER GOYNES ARRIVED AT 6:08 P.M.

To be heard by the Planning Commission on March 22, 2001.

(6:08 - 6:09) 1 - 180

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ITEM

ACTION

C-9.

V-0006-01 - ALBERT EUGENE, LIMITED PARTNERSHIP

Request for a Variance TO ALLOW A ZERO FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED, AND TO ALLOW A FIVE FOOT SIDE YARD SETBACK WHERE 90 FEET IS THE MINIMUM SETBACK REQUIRED FOR RESIDENTIAL ADJACENCY at 701 South Ninth Street (APN: 139-34-810-078), R-1 (Single Family Residential) Zone [PROPOSED P-R (Professional Office and Parking), Ward 5 (Weekly).

ON FEBRUARY 21, 2001 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MARCH 22, 2001 PLANNING COMMISSION MEETING

**Truesdell -
ABEYANCE ITEM NOS. C-7, C-8, C-9 AND C-10 TO THE
MARCH 22, 2001 PLANNING COMMISSION MEETING
Unanimous**

JOEL McCULLOCH, Planning and Development, stated the applicant has requested abeyance until the March 22, 2001 Planning Commission meeting to properly re-notify the items and to work on some right-of-way issues and possibly redesign the site.

There was no one present to represent these applications.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, asked if 90 feet is correct for Item No. G9. He did not object to having these items held in abeyance.

MR. McCULLOCH responded that 90 feet is correct for Item No. C-9.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: COMMISSIONER GOYNES ARRIVED AT 6:08 P.M.

To be heard by the Planning Commission on March 22, 2001.

(6:08 - 6:09) 1 - 180

PLANNING COMMISSION

MEETING OF

FEBRUARY 22, 2001

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-10.

Z-0002-01(1) - ALBERT EUGENE, LIMITED PARTNERSHIP

Request for a Site Development Plan Review FOR A PROPOSED 7,066 SQUARE FOOT OFFICE BUILDING AND FOR A WAIVER OF THE LANDSCAPING REQUIREMENTS on 0.17 acre at 701 South Ninth Street (APN: 139-34-810-078), R-1 (Single Family Residential) Zone, [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly).

ON FEBRUARY 21, 2001 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE MARCH 22, 2001 PLANNING COMMISSION MEETING

**Truesdell -
ABEYANCE ITEM NOS. C-7, C-8, C-9 AND C-10 TO THE
MARCH 22, 2001 PLANNING COMMISSION MEETING
Unanimous**

JOEL McCULLOCH, Planning and Development, stated the applicant has requested abeyance until the March 22, 2001 Planning Commission meeting to properly re-notify the items and to work on some right-of-way issues and possibly redesign the site.

There was no one present to represent these applications.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, asked if 90 feet is correct for Item No. G9. He did not object to having these items held in abeyance.

MR. McCULLOCH responded that 90 feet is correct for Item No. C-9.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: COMMISSIONER GOYNES ARRIVED AT 6:08 P.M.

To be heard by the Planning Commission on March 22, 2001.

(6:08 - 6:09) 1 - 180

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-11.

Z-0003-01 - PECCOLE 1982 TRUST

Request for a Rezoning FROM: U (Undeveloped) [GC (General Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on approximately 28.69 acres located on the northeast corner of the intersection of Alta Drive and Rampart Boulevard (APN: 138-32-601-003), PROPOSED USE: ATHLETIC CLUB AND TENNIS CLUB, Ward 2 (L.B. McDonald).

NOTICES MAILED 195 [Mailed with Z-0003-01(1) & U-0017-01]

APPROVALS 0

PROTESTS 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

Public Works

2. Construct all incomplete half-street improvements on Alta Drive and Rampart Boulevard adjacent to the entire legal parcel concurrent with the first phase of construction of this site.

3. An update to the previously approved master Traffic Impact Analysis for the Peccole Ranch must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits

**Gordon -
APPROVED, SUBJECT TO STAFF'S CONDITIONS
Unanimous
(Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated the General Plan designation for this property is GC (General Commercial). Rezoning to C-1 (Limited Commercial) would be in conformance with the General Plan. This request will be compatible with the commercial uses to the west and south. Staff recommended approval, subject to the conditions.

CLYDE SPITZE, Pentacore Engineering, 6763 West Charleston Boulevard, appeared with RICHARD ZOBURST, Developer, Play 10S, 1626 Redrock. MR. SPITZE concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

ANNALAI HALTER, Tuscany View North, appeared in protest.

CHAIRMAN GALATI declared the Public Hearing closed.

MR. ZOBURST noted this site was previously approved for a non-gaming hotel. This athletic club is a lower density. They estimate that 500 to 1,000 cars per day will be coming to the site.

COMMISSIONER TRUESEDELL thought this is a good project. It is a difficult piece of property to develop.

MR. ZOBURST noted that they have had a couple of neighborhood meetings.

NOTE: See Item Nos. C-12 and C-13 for related discussion.

To be heard by the City Council on April 4, 2001.

(7:20 - 7:49) 1 - 3060

PLANNING COMMISSION

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ACTION

Z-0003-01 - PECCOLE 1982 TRUST

APPROVED

for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first., if allowed by the Planning Engineer.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ACTION

C-12.

U-0017-01 - PECCOLE 1982 TRUST

Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH A PROPOSED ATHLETIC CLUB AND TENNIS CLUB at the northeast corner of the intersection of Alta Drive and Rampart Boulevard (APN: 138-32-601-003), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation], [PROPOSED: C-1 (Limited Commercial)], Ward 2 (L.B. McDonald).

NOTICES MAILED 195 [ailed with Z-0003-01 and Z-0003-01(1)]

APPROVALS 0

PROTESTS 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The City Council shall approve a Rezoning of the subject site to C-1 (Limited Commercial).
2. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. All City Code requirements and all City departments' design standards shall be met.

**Gordon -
APPROVED, SUBJECT TO STAFF'S CONDITIONS
Unanimous
(Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated this restaurant service bar would be an appropriate use in conjunction with an athletic and tennis club. It can be conducted in a manner that is compatible with adjacent uses. Staff recommended approval, subject to the conditions.

CLYDE SPITZE, Pentacore Engineering, 6763 West Charleston Boulevard, appeared with RICHARD ZOBURST, Developer, Play 10S, 1626 Redrock. MR. SPITZE concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

ANNALAI HALTAR, Tuscany View North, appeared in protest. She asked if the restaurant service bar includes liquor. If it includes liquor they should have a liquor license.

CHAIRMAN GALATI responded that the service bar includes liquor.

ROBERT GENZER, Acting Director, Planning and Development, said a liquor license would be required but it is not part of this process. First they have to obtain their Special Use Permit and then go to the Licensing Department to begin that process.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. C-11 and C-13 for related discussion.

To be heard by the City Council on April 4, 2001.

(7:20 - 7:49) 1 - 3060

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-13.

Z-0003-01(1) - PECCOLE 1982 TRUST

Request for a Site Development Plan Review FOR A PROPOSED 65,000 SQUARE FOOT ATHLETIC CLUB AND TENNIS CLUB on approximately 28.69 acres located at the northeast corner of the intersection of Alta Drive and Rampart Boulevard (APN: 138-32-601-003), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation], [PROPOSED: C-1 (Limited Commercial)], Ward 2 (L.B. McDonald).

NOTICES MAILED 195 [Mailed with Z-0003-01 & U-0017-01]

APPROVALS 0

PROTESTS 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The City Council shall approve a Rezoning of the subject site to C-1 (Limited Commercial).
2. If this Site Development Plan Review is not exercised within two (2) years of the City Council approval, this Site Development Plan Review shall become void unless an Extension of Time is granted by the City Council.
3. Any future development on the remaining portion of this site shall require a Site Development Plan Review in a Public Hearing.
4. The applicant shall submit a revised site plan indicating the easternmost driveway being redesigned to be aligned with the drive aisle to the west.

Gordon -

ABEYANCE TO THE APRIL 12, 2001 PLANNING COMMISSION MEETING AND FINAL ACTION AT THAT MEETING

**Unanimous
(Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated there are several concerns in regard to the site plan. The alignment to the eastern driveway requires an entering vehicle to make an immediate right-hand or left-hand turn movement. There is a recommended condition requiring a redesign to eliminate that immediate turn. In addition, parking spaces are currently located more than 500 feet away from the front entrance. A better parking arrangement could be obtained by moving the future retail building closer to the intersection of Rampart and Alta. Therefore, staff recommended a condition requiring a revised site plan indicating the movement of the "future retail" building. Further, staff is requiring the submittal of a revised landscape plan showing an increased planter along the eastern property line to further buffer the residential properties and requiring an eight foot wide planter along Rampart Boulevard to improve the aesthetics of this proposal. Staff recommended approval, subject to the conditions.

CLYDE SPITZE, Pentacore Engineering, 6763 West Charleston Boulevard, appeared with RICHARD ZOBURST, Developer, Play 10S, 1626 Redrock. MR. SPITZE concurred with the conditions. They have looked into moving the driveway as suggested at a homeowners meeting. They also plan to add the requested landscaping.

ANNALAI HALTER, Tuscany View North, appeared in protest. She was concerned about the traffic accessing this site. The traffic pattern should be reviewed.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER GORDON was entertaining a motion to have this item held in abeyance.

ROBERT GENZER, Planning and Development, responded that if this item is held in abeyance it should be held to the April 12, 2001 meeting and made final action so the site plan is not back prior to the Zoning and Special Use Permit going to the City Council.

PLANNING COMMISSION

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Z-0003-01(1) - PECCOLE 1982 TRUST

5. The applicant shall submit a revised site plan depicting the "future retail" building being moved to the southwest corner of the site and additional parking being placed in the buildings' current location.

6. The applicant shall submit a revised site plan that indicates handicap accessible parking that conforms to Section 19A.10.010(G) of the Las Vegas Zoning Code.

7. The applicant shall submit a revised landscape plan portraying both trees and groundcover that are in conformance with the Urban Design Guidelines and Standards.

8. The applicant shall submit a revised landscape plan indicating an additional landscape buffer along the eastern property line where applicable.

9. The landscape plan shall be revised to indicate a minimum 8-foot wide landscape planter along the Rampart Boulevard frontage, including 24-inch box trees planted 30 feet on center. This landscaping shall be installed prior to the issuance of Certificate of Occupancy for the athletic club.

10. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots and tennis courts shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

11. No wallpack lighting shall be allowed on the east side of the athletic club building.

12. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).

13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

COMMISSIONER BUCKLEY thought it would be beneficial for the Planning Commission to have this item heard after the City Council meeting on the Zoning and Special Use Permit to have the input from the Council.

MR. SPITZE agreed to having this item heard at the April 12, 2001 Planning Commission meeting.

NOTE: See Item Nos. C-11 and C-12 for related discussion.

To be heard by the Planning Commission on April 12, 2001.

(7:20 -7:49) 1 - 3060

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Z-0003-01(1) - PECCOLE 1982 TRUST

14. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

Public Works

15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

16. Site development to comply with all applicable Conditions of Approval for Z3-01, on this same agenda, and all other applicable site-related actions.

ABEYANCE TO APRIL 12, 2001

PLANNING COMMISSION

MEETING OF

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ITEM

ACTION

C-14.

Z-0004-01 - FALLING ROCK, LIMITED LIABILITY COMPANY

Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on approximately 5.0 acres located on the west side of the Siegfried and Roy Parkway alignment, approximately 650 feet south of the Gowan Road alignment (APN: 137-12-301-012), PROPOSED USE: APARTMENTS, Ward 4 (Brown).

NOTICES MAILED 19

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of a Minor Modification to add this parcel into the Lone Mountain West Master Plan.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application shall be approved by the Planning Commission prior to issuance of any permits, any site grading, and all development activity on this site.

Public Works

4. Dedicate appropriate right-of-way adjacent to this site for Siegfried and Roy Parkway prior to the issuance of building or grading permits, whichever may occur first. Coordinate with the Right-of-Way Section of the Department of Public Works to determine appropriate right-of-way dimensions.

Buckley -

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Gordon abstaining because the law firm that represents this application is also the firm that handles the land use issues for his business (Quinn excused)

JOEL McCULLOCH, Planning and Development, stated the proposed PD (Planned Development) zoning district will allow planned development consistent with the applicable standards of the Lone Mountain West Master Development Plan to occur on this site. This request conforms to the General Plan designation of Planned Community Development. Staff recommended approval, subject to the conditions.

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. They are seeking to rezone a five-acre piece to PD (Planned Development) from PCD (Planned Community Development) and to include it in the Lone Mountain West Master Plan. He concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. D-4 for related discussion.

To be heard by the City Council on April 4, 2001.

(7:49 - 7:53) 2 - 620

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ITEM

ACTION

**Z-0004-01 - FALLING ROCK, LIMITED
LIABILITY COMPANY**

APPROVED

5. Construct half-street improvements including appropriate overpaving if legally able on Siegfried and Roy Parkway adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

6. An update to the previously approved Master Traffic Impact Analysis for the Lone Mountain West Planned Development must be submitted to and approved by the Department of Public works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analyses updates prior to occupancy of any units within this site. The Traffic Impact Analysis update shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis update. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

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ACTION

**Z-0004-01 - FALLING ROCK, LIMITED
LIABILITY COMPANY**

APPROVED

7. An update to the previously approved Master Drainage Plan and Technical Drainage Study for the Lone Mountain West Planned Development must be submitted to and approved by the Department of Public Works prior to development of this site. Provide and improve all drainageways recommended in the approved drainage plan/study.

8. Site development to comply with all applicable Conditions of Approval for the Lone Mountain West Planned Development [Z-24-99] and all other site-related actions.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-15.

Z-0005-01 - DJI, LIMITED LIABILITY COMPANY

Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 19.8 acres at the southwest corner of the intersection of Decatur Boulevard and Elkhorn Road (APN:125-24-502-001 and 004), PROPOSED USE: 60-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

NOTICES MAILED 52 [Mailed Z-0005-01(1) & V-0004-01]

APPROVALS 0

PROTESTS 6 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to approval of a Tentative Map, issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Vacation Application VAC-1-00 shall record prior to the recordation of a Final Map.
4. Construct half street improvements including appropriate overpaving on Elkhorn Road, Decatur Boulevard and Donald Road adjacent to this site concurrent with development of this site.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS
Motion carried with Galati and Goynes voting NO
(Quinn excused)

CHRIS GLORE, Planning and Development, stated this site is designated Medium-Low Density Residential on Map 3 of the Centennial Hills Sector of the General Plan. The requested rezoning to R-PD3 is below the allowed residential densities of the General Plan designation, which allows a range of 5.6 to 8.0 units per acre. While the proposed residential development density of 2.97 units per acre will be a higher density than the maximum of 2.18 units per acre allowed in the surrounding Residence Estates zones, it will be less than the approved density of 3.41 units per acre on the 40.0 acre parcel adjacent to the west of the subject site. The Rural Preservation Neighborhood law sets a maximum density of 3.0 units per acre for any portion of a rezoning within 330 feet of the designated Rural Preservation Neighborhoods. This proposed density will meet the maximum density allowed under the Rural Preservation Neighborhoods law. Staff recommended approval, subject to the conditions.

BARBARA BAIRD, Bossard Development Services, 2920 North Green Valley Parkway, Suite 814, Henderson, Nevada appeared with MICHAEL FREEMAN, Richmond American Homes, 7250 West Peak Drive, to represent the applicant. MS. BAIRD concurred with the recommendations for the zoning.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest.

TONY FARROW, 5000 Elkhorn Road, appeared in protest.

PETER ARNONE, 4901 Donald Road, appeared in protest. He came to these meetings three or four times on the adjacent property.

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Z-0005-01 - DJI, LIMITED LIABILITY COMPANY

5. Extend public sewer in the Donald Road alignment to the easterly boundary of parcel APN #125-24-503-001 prior to construction of hard surfacing on Donald Road. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits.

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

RHONDA LONG, 4881 Donald Road, appeared in protest. She recently purchased her home for the purpose of having horses and an arena. There are several homeowners in the area that also have horses. This is sandwiching a residential community into the middle of horse property. She would like to see the zoning remain RE. If there are three houses per acre, then they would like to have an agreement with the developers to provide horse trails around the perimeter of the property.

WILLIAM DAVID, 5050 West Elkhorn Road, appeared in protest.

JAMES CUNNINGHAM, 7050 North Decatur Boulevard, appeared in protest. He was never contacted by the developer, but learned of this project by receiving the notice of this meeting.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. C-16 and C-17 for related discussion.

To be heard by the City Council on April 4, 2001.

(7:53 - 8:30) 2 - 740

PLANNING COMMISSION

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ITEM

ACTION

Z-0005-01 - DJI, LIMITED LIABILITY COMPANY

APPROVED

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the Planning Engineer.

8. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.

9. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

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ITEM

ACTION

C-16.

V-0004-01 - DJI, LIMITED LIABILITY COMPANY

Request for a Variance TO ALLOW 30,492 SQUARE FEET OF OPEN SPACE WHERE 43,124 SQUARE FEET IS THE MINIMUM OPEN SPACE REQUIRED FOR A 60-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 19.8 acres at the southwest corner of the intersection of Decatur Boulevard and Elkhorn Road (APN: 125-24-502-001 and 004), R-E (Residence Estates) Zone, [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre)], Ward 6 (Mack).

NOTICES MAILED 52 [Mailed with Z-0005-01 & Z-0005-01(1)]

APPROVALS 0

PROTESTS 6 Speakers

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0005-01) and Site Development Plan Review [Z-0005-01(1)].

2. This Variance shall expire in two years, unless it is exercised or an Extension of Time is granted by the City Council.

**Buckley -
DENIED
Unanimous
(Quinn excused)**

CHRIS GLORE, Planning and Development, stated the applicant is proposing a 29% reduction from the minimum common open space area required for the proposed 60-lot residential development. Staff finds no evidence of an exceptional situation in this case in that the site is undeveloped and the proposed subdivision could be platted to meet the minimum open space requirements by reducing the number of lots proposed. This Variance request is in response to a financial hardship and not appropriate. Staff recommended denial.

BARBARA BAIRD, Bossard Development Services, 2920 North Green Valley Parkway, Suite 814, Henderson, Nevada appeared with MICHAEL FREEMAN, Richmond American Homes, 7250 West Peak Drive, to represent the applicant. MS. BAIRD said they are requesting a 29% reduction of open space, which is located on the interior portion of the property. The average private open space per lot is over 5,000 square feet. However, they could provide more community open space, but at the detriment of reducing some of the large back yards. The reason they are requesting R-PD is to have private street standards and keep the rural feel of the neighborhood.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. He did not see any advantage of a 32-foot wide open space area.

TONY FARROW, 5000 Elkhorn Road, appeared in protest.

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V-0004-01 - DJI, LIMITED LIABILITY COMPANY

PETER ARNONE, 4901 Donald Road, appeared in protest. He came to these meetings three or four times on the adjacent property.

RHONDA LONG, 4881 Donald Road, appeared in protest.

WILLIAM DAVID, 5050 West Elkhorn Road, appeared in protest.

JAMES CUNNINGHAM, 7050 North Decatur Boulevard, appeared in protest. He was never contacted by the developer, but learned of this project by receiving the notice of this meeting.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. C-16 and C-17 for related discussion.

To be heard by the City Council on April 4, 2001.

(7:53 - 8:30) 2 - 740

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-17.

Z-0005-01(1) - DJI, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review FOR A PROPOSED 60-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 19.8 acres at the southwest corner of the intersection of Decatur Boulevard and Elkhorn Road (APN: 125-24-502-001 and 004), R-E (Residence Estates) Zone, [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre)], Ward 6 (Mack).

NOTICES MAILED 52 [Mailed with Z-0005-01 & V-0004-01]

APPROVALS 0

PROTESTS 6 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The City Council shall approve a Rezoning to an R-PD3 (Residential Planned Development - 3 Units Per Acre) Zoning District.

2. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

3. The site plan shall be revised to depict the required 0.99 acre of common open space, or a variance from the open space requirement approved by the City Council, prior to approval of a Tentative Map for this project.

4. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 18 feet to the front of the garage, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear for interior lots and 18 feet on all lots with adjacency to Elkhorn Road, Decatur Boulevard and Donald Road.

Buckley - DENIED

Motion carried with Gordon voting NO (Quinn excused)

CHRIS GLORE, Planning and Development, stated this site plan depicts appropriate internal circulation, perimeter landscaping and residential building elevations. There are conditions to insure compatibility with the existing surrounding area, including a condition requiring minimum rear setbacks of 18.0 feet and a deed restriction prohibiting two-story construction on lots adjacent to Donald Road, Decatur Boulevard and Elkhorn Road. The applicant is aware of the conditions. Staff recommended approval, subject to the conditions.

BARBARA BAIRD, Bossard Development Services, 2920 North Green Valley Parkway, Suite 814, Henderson, Nevada appeared with MICHAEL FREEMAN, Richmond American Homes, 7250 West Peak Drive, to represent the applicant. MS. BAIRD referred to Condition No. 4. The site plan indicates 10-foot rear setbacks on the interior where staff is requesting 15 feet. They are able to accommodate staff's request on all the lots except four interior lots: Lots 11, 16, 17 and 19. Staff is also recommending an 18-foot setback around the perimeter lots on Elkhorn, Decatur and Donald. They are able to meet that request except on Lots 9, 10, 20 and 43 where they would like to have a 10-foot setback. However, taking into consideration the 6-foot landscape buffer being provided along those streets it makes a 16-foot setback. She further explained that Lot 43 requires an 18-foot setback around Elkhorn. They are providing a 10-foot side setback, plus the 6-foot landscape buffer. They are able to meet the 10-foot setback on Lots 9 and 10. On Lot 10 just the corner of the house would encroach. Because of the configuration of the bus turn there is a problem of the placement of Lot 20. They would be providing a 10-foot setback with a 6-foot landscape buffer. On Lots 11, 16, 17 and 19 they are requesting a 10-foot rear setback.

MR. GLORE responded that staff does not object to the proposed amendments that the applicant has made. The most important concern is the lots abutting Donald Road and it appears they will be able to meet the 18 foot setback along those lots.

CHAIRMAN GALATI declared the Public Hearing open.

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Z-0005-01(1) - DJI, LIMITED LIABILITY COMPANY

5. A deed restriction prohibiting two-story construction shall be recorded on all lots with adjacency to Elkhorn Road, Decatur Boulevard and Donald Road.

6. The landscaping plan shall be revised to depict minimum 24-inch box trees planted thirty feet on-center within all perimeter planters.

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

9. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

10. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the entire length of the southern, western and northern site boundaries.

TODD FARLOW, 240 North 19th Street, appeared in protest.

TONY FARROW, 5000 Elkhorn Road, appeared in protest. When he went through his plan check for his home there was a requirement of setting his home back from Elkhorn 50 feet because of the traffic. He gave up 50 feet by 130 feet for an easement on Elkhorn. His back yard is 160 by 130 feet. A 10 foot back yard is too small.

PETER ARNONE, 4901 Donald Road, appeared in protest. He came to these meetings three or four times on the adjacent property. He was assured that the elevation of the adjacent property would remain or be lowered. During construction of that project he noticed that the elevation was raised to where he cannot see the houses on the opposite side of Donald, Dorrell or Elkhorn. That has created a flooding concern. There doesn't seem to be a control over the developers.

RHONDA LONG, 4881 Donald Road, appeared in protest. She recently purchased her home for the purpose of having horses and an arena. There are several homeowners in the area that also have horses. This is sandwiching a residential community into the middle of horse property. If there are three houses per acre then they would like to have an agreement with the developers to provide horse trails around the perimeter of the property.

WILLIAM DAVID, 5050 West Elkhorn Road, appeared in protest. When driving past this property he cannot see the top of the dirt pad. He has horses.

JAMES CUNNINGHAM, 7050 North Decatur Boulevard, appeared in protest. He was never contacted by the developer, but learned of this project by receiving the notice of this meeting.

CHAIRMAN GALATI declared the Public Hearing closed.

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Z-0005-01(1) - DJI, LIMITED LIABILITY COMPANY

Public Works

11. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed bus turnout, and to consider intersection offset concerns, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The bus turnout shall comply with Standard Drawings 234.1, 234.2, and 234.3; street intersections shall be offset by no more than 10 feet (centerline to centerline) from an opposing intersection, or no less than 220 feet, unless otherwise allowed by the Traffic Engineer.

12. Gated entry drives, if such are proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a. The entry streets as proposed do not meet this standard, and as such no gating, now or in the future, shall be allowed unless additional width is provided.

13. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

14. Site development to comply with all applicable Conditions of Approval for Z-5-01 and all other site-related actions.

MICHAEL FREEMAN said that are in conformance with the density in the General Plan. There is R-1 directly to the west where the average lot size is 6,500 square feet. The minimum square footage of the proposed lots is this project is significantly above 6,500 square feet.

COMMISSIONER BUCKLEY commented that any project has to be compatible with the neighborhood irregardless of the General Plan. He was concerned about the grading issues. To have the bigger back yards solves the open space issue. This project will be similar to an island.

COMMISSIONER TRUESDELL was also concerned about the severe grade changes. This project meets the required density.

MR. FREEMAN said they will have a minimum amount of slope across the site.

CHAIRMAN GALATI asked Public Works how it happened that there is a difference in the grade level on the adjacent property when the Planning Commission was told it would not be raised.

DAPHNEE LEGARZA, Public Works, responded that she was unsure as to the history of the adjacent property. However, this development is required to provide a drainage study that will include a grading plan, taking into consideration the grading on adjacent properties. This project will not be allowed to negatively impact any of the adjacent development in regard to drainage.

CHAIRMAN GALATI commented that he understands the grading plan, but it will not be addressing the aesthetics.

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Z-0005-01(1) - DJI, LIMITED LIABILITY COMPANY

CHRIS GLORE suggested an additional condition could be added that a grading plan showing natural grades and finished grades be submitted for review with the Tentative Map by the Planning Commission.

COMMISSIONER BUCKLEY added that the Tentative Map should not be on the Consent portion of the agenda.

CHAIRMAN GALATI noted that this property is bordered by R-E all around it. Perhaps this project is premature.

COMMISSIONER BUCKLEY commented that in looking to the north there are fewer houses, but that does not make it a Rural Preservation area. The density is already there to the east.

MR. FREEMAN felt this is consistent with the rural feel of the area and some of the densities are even higher. They opted to bring the density down in an effort to work with the City and be a part of that community. They have not had any meetings with the neighbors. The neighbors will be impressed with this project when it is completed.

NOTE: See Item Nos. C-15 and C-16 for related discussion.

To be heard by the City Council on April 4, 2001.

(7:53 - 8:30) 2 - 740

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ACTION

C-18.

V-0003-01 - CBC FINANCIAL CORPORATION

Request for a Variance TO ALLOW AN EIGHT-FOOT TALL SOLID BLOCK WALL WHERE A SIX FOOT TALL WALL WITH THE TOP FOUR FEET OPEN IS THE MAXIMUM HEIGHT ALLOWED WITHIN THE FRONT YARD AREA at 1001 McWilliams Avenue (APN: 139-28-703-005), R3 (Medium Density Residential) Zone, Ward 5 (Weekly).

NOTICES MAILED 64

APPROVALS 0

PROTESTS 2 Speakers

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. This Variance shall be amended to allow an eight-foot tall wall, consisting of a six-foot high component of decorative block topped with a two-foot tall component of wrought iron.
2. If this Variance is not exercised within two (2) years after the approval by City Council, then this Variance shall be void unless an Extension of Time is granted.
3. Submit complete plans and structural calculations to the Department of Building and Safety for review and permit.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS
Motion carried with Truesdell voting NO
(Quinn excused)

PHYLLIS GABB, Planning and Development, stated the applicant's justification letter states that the block wall is needed in order to have a sound buffer from the trucks on the adjacent United Parcel Service site. It is also needed to improve the aesthetics and increase security for the apartment complex, since the existing chain link fence has been repeatedly cut by intruders. Staff recognizes the need for a higher fence for security, but also finds that eight feet is too high for a solid block wall in this location. An eight-foot high wall with the top two feet of wrought iron would sufficiently address security issues while preserving the aesthetics of the site and adjacent residential area. Staff recommended approval, subject to the conditions.

LINDA CORBY, CBC Financial Corporation, 7809 Painted Sunset, appeared to represent the application. They requested a Variance for an eight-foot high solid block wall. They received a letter from staff that stated this is an extraordinary and exceptional situation and recommends approval. To the east and west are solid block walls. There are serious problems in this area. They have gated this property and have 24-hour security. The block wall is needed for security, aesthetically, and a sound barrier. They want to make their tenants feel secure.

KATHERINE DUNCAN, CBC Financial Corporation, 7809 Painted Sunset, appeared to represent the application. This block wall will be part of a much larger project. CBC is the owner of the Moulin Rouge Hotel and Casino, which will be brought on line within the next six to eight months. Before that is done they need to have control of the entire block. They are next door to UPS, which has an eight-foot high block wall with razor wire on the top. Treeline Apartments has an eight-foot solid block wall. They are requesting an eight-foot high solid block wall with no wrought iron. Those properties are on either side of their Desert Breeze 1 and 2. By taking control of the corner it makes it easier to move ahead, clean up the area, revitalize the surrounding community, and restore the Moulin Rouge Hotel and Casino.

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V-0003-01 - CBC FINANCIAL CORPORATION

Public Works

6. Provide a copy of a recorded Joint Access and Parking Agreement between this site and the adjoining parcels to the east and south prior to the issuance of any permits.

BART MAYBIE, President, CBC Financial Corporation, appeared to represent the application.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. He thought this property will look like a prison with an eight foot high solid block wall. Perhaps they need thicker insulation to reduce the sound.

FRANK HAWKINS appeared in protest. The wall along Treeline was illegally put up. UPS is a commercial facility and the apartments are residential. They need to have some openings in the wall.

CHAIRMAN GALATI declared the Public Hearing closed.

KATHERINE DUNCAN appeared in rebuttal. Their architect was unable to attend this meeting due to illness in his family. However, the block wall is very aesthetically pleasing. She is a member of the City of Las Vegas Arts Commission and personally asked the architect to put a decoration into the blocks.

MR. MAYBIE said he received a Variance two months ago for the adjacent property to raise the wall to eight feet.

COMMISSIONER TRUESDELL thought Penske Trucking has the site immediately to the west. Does the remainder of McWilliams contain a wall?

MR. MAYBIE responded that this piece is the only one that does not have a block wall.

COMMISSIONER TRUESDELL felt there is very little articulation in the existing walls and very little landscaping. Lighting and security does a lot rather than walls for security.

MR. MAYBIE said there was a six-foot high wall along Treeline, but it did not work. Metro suggested putting that wall up to eight feet. If they don't get an eight-foot high solid block wall they are going to have problems at the Moulin Rouge.

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V-0003-01 - CBC FINANCIAL CORPORATION

CHAIRMAN GALATI commented that Metro believes security is enhanced by visibility. Crime is more prevalent behind walls.

COMMISSIONER GORDON noted that the additional two feet is to be wrought iron.

MR. McCULLOCH said this request was not distributed to Metro.

COMMISSIONER GOYNES felt an eight-foot high solid block wall will make this property look like a fortress.

COMMISSIONER TRUESDELL said that if crime is being conducted on both sides of the wall, half is on the applicant's property and should be controlled with security, lighting, and in that case a six-foot high block wall with two feet of wrought iron should be more than adequate. This is not aesthetically pleasing for the adjacent neighbors.

LINDA CORBY reiterated that this property is the only one that does not have an eight-foot high wall in the area.

MS. DUNCAN felt they are attempting to keep the prison element out of this property.

To be heard by the City Council on April 4, 2001.

(8:30 - 8:45) 2 - 2170

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ITEM

ACTION

C-19.

U-0296-94(2) - K & J PARTNERSHIP ON BEHALF OF ELLER OUTDOOR ADVERTISING

Required One Year Review for an approved Special Use Permit WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 820 South Valley View Boulevard (APN: 139-31-801-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

NOTICES MAILED 41

APPROVALS 0

PROTESTS 1 Speaker

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in one year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

Buckley - DENIED

Motion carried with Galati abstaining inasmuch as the Las Vegas Springs Preserve is a client of his architectural firm (Quinn excused)

PHYLLIS GABB, Planning and Development, stated this billboard was initially approved in 1994 with a required five-year review. Last year the Planning Commission recommended denial due to anticipated development on the Las Vegas Springs Preserve. There was an appeal approved by the City Council subject to a one-year review. Section 19A.14.100 allows for the removal of an off-premise sign if it can be demonstrated that conditions in the surrounding area have changed so the sign no longer meets the criteria for approval.

The recent Planning Commission approval of the 110-acre Las Vegas Springs Preserve public facility represents that change in the area. In addition, this billboard is in conflict with the assertion in the General Plan that the visual image of the streetscape and roadscape environment is perhaps the most important single factor in the perception of the quality of life for both the resident and visitor to Las Vegas. The Springs Preserve project promises to attract a large number of valley residents and visitors to this area, primarily via US95 and Valley View Boulevard.

Staff recommended denial.

R. VAN NOSTRAND, Eller Outdoor Advertising Company, 1211 West Bonanza Road, said the Preserve is north of Alta, south of US95, and east of Valley View. This billboard would be approximately 1.5 miles south. To the east is the Las Vegas Valley Water District, which contains a motor pool and storage area. They watch what advertising is put on the structure due to the close proximity of the Junior High School to the west. They would like approval of an additional one year.

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ACTION

U-0296-94(2) - K & J PARTNERSHIP ON
BEHALF OF ELLER OUTDOOR ADVERTISING

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. He wonders where the billboards will end.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

This is final action.

(8:45 - 8:59) 2 - 2840

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ITEM

ACTION

C-20.

U-0136-99(1) - RAINBOW OAKLEY HOLDINGS LIMITED ON BEHALF OF NATIONAL DIVERSIFIED BROKERS, INC.

Required One Year Review on an approved Special Use Permit WHICH ALLOWED A SECONDHAND DEALER (JEWELRY, COINS AND COLLECTIBLES) IN CONJUNCTION WITH AN EXISTING 32,400 SQUARE FOOT RETAIL CENTER (PHOENIX PLAZA) at 1725 South Rainbow Boulevard (APN: 163-03-603-011), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

NOTICES MAILED 2003

APPROVALS 0

PROTESTS 1

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for U-0136-99, except that no further review of this use shall be required.
2. Approval of this Review of Condition does not constitute approval of a business license.

Gordon -
APPROVED, SUBJECT TO STAFF'S CONDITIONS
Unanimous
(Quinn excused)

PHYLLIS GABB, Planning and Development, stated there has not been any adverse impact to the surrounding area from this use in the past year. The continuation of this use will be compatible with the surrounding area. Staff would like to delete Condition No. 2 as it is unnecessary. Staff recommended approval, subject to no further reviews.

MICHAEL COHEN, National Diversified Brokers, Inc., 1725 South Rainbow Boulevard, Suite #12, appeared to represent National Diversified Brokers. He concurred with staff's recommendation.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on April 4, 2001.

(8:49 - 8:50) 2 - 3040

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ITEM

ACTION

C-21.

U-0182-00 - CRAIG MARKETPLACE LIMITED LIABILITY COMPANY

Request for a Special Use Permit and Site Development Plan Review FOR A PROPOSED 5,000 SQUARE FOOT TAVERN located approximately 650 feet south of Craig Road and 650 feet east of Tenaya Way (APN: 138-03-701-020), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

NOTICES MAILED 467

APPROVALS 0

PROTESTS 1

STAFF RECOMMENDATION: DENIAL.

Buckley -

ABEYANCE TO THE MARCH 22, 2001 PLANNING COMMISSION MEETING WITH APPLICANT TO PAY FOR RE-NOTIFICATION

Motion carried with Gordon abstaining because the principals of Craig Marketplace are partners with his firm in two other shopping centers and the law firm that represents this application is also the firm that handles the land use issues for his business, and Truesdell abstaining as Timbers is a client of his architectural firm

JOEL McCULLOCH, Planning and Development, stated the applicant faxed a request to have this item held in abeyance to the March 8, 2001 meeting. However, staff would like to have it held to the March 22, 2001 meeting.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. He agreed to have this item held in abeyance to the March 22, 2001 Planning Commission meeting.

CHAIRMAN GALATI declared the Public Hearing open.

ED LOCKE, 7433 Bush Garden, appeared in protest of a tavern on this site. However, he agreed to have this item held in abeyance to the March 22, 2001 meeting.

MR. McCULLOCH suggested this item be re-notified with the applicant to pay the cost.

To be heard by the Planning Commission on March 22, 2001.

(6:09 - 6:13) 1 - 280

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ITEM

ACTION

C-22.

U-0005-01 - VERLAS CORPORATION ON BEHALF OF UNITED PARCEL SERVICE

Request for a Special Use Permit FOR A PROPOSED MAJOR AUTO REPAIR GARAGE WITH A WAIVER OF THE CONDITIONAL USE REQUIREMENT FOR SERVICE BAY OPENINGS TO FACE AWAY FROM THE PUBLIC RIGHT-OF-WAY at 740 North Martin L. King Boulevard (APN: 139-28-703-001 and 009), C-M (Commercial/ Industrial) Zone, Ward 5 (Weekly).

NOTICES MAILED 43 [Mailed with SD-0003-01]

APPROVALS 0

PROTESTS 0

CONCERNS 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SD-0003-01.
2. All repair and service work shall be performed within a completely enclosed building.
3. No used or discarded automotive parts or equipment or stock shall be located or stored outside the building.
4. All disabled vehicles shall be stored inside the building.
5. If this Special Use Permit is not exercised within two years of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.
6. All City Code requirements and all City departments' design standards shall be met.

**Buckley -
APPROVED, SUBJECT TO STAFF'S CONDITIONS
Unanimous
(Quinn excused)**

PHYLLIS GABB, Planning and Development, stated this use is a conditional use within this CM (Commercial/Industrial) zoning district. Because the applicant is requesting a waiver from one of the conditions of this use a Special Use Permit is required. The proposed use is appropriate in this location and compatible with the surrounding industrial uses in the area. The service bays facing the right-of-way are acceptable for the following reasons:

1. Site faces unique design challenges because of the large size of the vehicles to be serviced.
2. All repair and service work will be performed within the enclosed building.
3. Area adjacent to service bays will be buffered with landscaping and fencing.

Staff recommended approval, subject to the conditions.

JEFF WELLMAN, WPH Architecture, Inc., 513 NW 13th Avenue, Suite #300, Portland, Oregon, appeared to represent UPS. He asked what is meant by disabled vehicles and if the disabled vehicles are only prohibited from being stored on Martin L. King or from the entire site.

CHRIS GLORE, Planning and Development, explained that a disabled vehicle is defined as one that is not in operational order. They will have to be stored within the building so the parking area does not become a storage area for vehicles in some state of repair or dismantling.

MS. GABB said the storage of vehicles includes the entire site.

CHAIRMAN GALATI declared the Public Hearing open.

AL GALLEGOS, Citizen of Las Vegas, felt they are trying to park broken down vehicles caddy-corner from the new parking lot.

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ACTION

U-0005-01 - VERLAS CORPORATION ON
BEHALF OF UNITED PARCEL SERVICE

CHAIRMAN GALATI declared the Public Hearing closed.

MR. WELLMAN said they are not trying to park disabled vehicles in their new parking lot.

ROBERT GENZER, Acting Director, Planning and Development, commented after the vote was posted that prior to this item going to the City Council staff will work with the applicant to further define the definition of disabled vehicles so it is clear to both sides.

CHAIRMAN GALATI announced there would be a short break in the meeting .

To be heard by the City Council on March 21, 2001.

(8:50 - 8:53) 2 - 3120 - RECESS

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ITEM

ACTION

C-23.

SD-0003-01 - VERLAS CORPORATION ON BEHALF OF UNITED PARCEL SERVICE

Request for a Site Development Plan Review FOR A PROPOSED 54,520 SQUARE FOOT PARKING STRUCTURE, 7,850 SQUARE FOOT MAINTENANCE AND ANCILLARY FACILITY; AND FOR A WAIVER OF THE LANDSCAPING REQUIREMENTS on 6.7 acres at 740 North Martin L. King Boulevard (APN: 139-28-703-001 and 009), C-M (Commercial/Industrial) Zone, Ward 5 (Weekly).

NOTICES MAILED 43 [Mailed with U-0005-01]

APPROVALS 0

PROTESTS 0

CONCERNS 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit U-0005-01 prior to any new development on this site.
2. The landscape plan shall be revised to reflect the required fifteen feet of landscaping along Bonanza Road provided outside of the dedicated right-of-way and shrubs a minimum size of five-gallon.
3. Along McWilliams Avenue, any gaps in the landscaping planter shall be planted to match existing landscaping.
4. Landscape planters and razor wire security fencing shall be regularly cleared of trash and debris.

Truesdell -

ABEYANCE TO THE MARCH 22, 2001 PLANNING COMMISSION MEETING WITH APPLICATION TO BE FINAL ACTION AT THAT TIME

Unanimous

JOEL McCULLOCH, Planning and Development, stated staff would like to have this item held in abeyance to the March 22, 2001 meeting to work with the applicant on several issues regarding the site plan.

JEFF WELLMAN, WPH Architecture, Inc., 513 NW 13th Avenue, Suite #300, Portland, Oregon, appeared to represent the applicant. He agreed to having this item held to the March 22, 2001 meeting

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

MR. McCULLOCH requested this item be declared Final Action at the March 22, 2001 meeting.

To be heard by the Planning Commission on March 22, 2001.

(6:13 - 6:15) 1 - 360

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**SD-0003-01 - VERLAS CORPORATION ON
BEHALF OF UNITED PARCEL SERVICE**

ABEYANCE TO MARCH 22, 2001

5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

7. All City Code requirements and design standards of all City departments must be satisfied.

8. If this Site Development Plan Review is not exercised within two years of this approval, this approval shall be void unless an Extension of Time is granted.

Public Works

9. A Reversionary Map shall be recorded prior to the issuance of any building or grading permits for this site.

10. Dedicate 10 feet of additional right-of-way adjacent to this site for Martin L. King Boulevard and 10 feet on Bonanza Road adjacent to assessor's parcel number #139-28-703-009. Dedicate an additional 15 feet of right-of-way for a total radius of 25 feet on the southeast corner of Martin L. King Boulevard and McWilliams Avenue prior to the issuance of any permits.

11. Construct all incomplete half-street improvements (sidewalk) on Bonanza Road adjacent to this site.

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**SD-0003-01 - VERLAS CORPORATION ON
BEHALF OF UNITED PARCEL SERVICE**

ABEYANCE TO MARCH 22, 2001

12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with construction of this site.

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. In addition, the proposed driveways on Bonanza Road shall comply with the requirements of the Nevada Department of Transportation.

14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if

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recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

15. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a.

16. Landscape and maintain all unimproved rights-of-way on Bonanza Road and Martin Luther King Boulevard adjacent to this site.

17. Submit an Encroachment Agreement for all landscaping and private improvements located in the Bonanza Road and Martin Luther King Boulevard public right-of-way adjacent to this site prior to occupancy of this site.

18. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Bonanza Road public right-of-way adjacent to this site prior to the issuance of any permits.

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19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the Planning Engineer.

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ACTION

C-24.

U-0006-01 - CENTENNIAL 95, LIMITED PARTNERSHIP AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR GAMING (RESTRICTED) IN CONJUNCTION WITH A PROPOSED GROCERY STORE located approximately 200 feet west of Tenaya Way and 320 feet north of Azure Drive (APN: 125-27-101-027), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 500 [Mailed with U-0007-01, U-0008-01, U-0009-01, U-0010-01, U-0011-01, U-0012-01, U-0013-01, U-0014-01, U-0015-01, U-0016-01, U-0019-01, U-0020-01, U-0022-01, U-0023-01 & Z-0076-98(20)]

APPROVALS 3 Speakers

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of a Waiver of the 330-foot separation requirement by the Director of Planning and Development prior to issuance of a business license.
2. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
3. All City Code Requirements and all City departments' design standards shall be met.

Buckley -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND ADDITIONAL CONDITION AS FOLLOWS: THIS SPECIAL USE PERMIT IS SUBJECT TO ALL APPLICABLE CONDITIONS OF APPROVAL OF SITE DEVELOPMENT PLAN REVIEW APPLICATION Z-0076-98(2)

Motion carried with Gordon abstaining because the law firm that represents this application is also the firm that handles the land use issues for his business (Quinn excused)

JOEL McCULLOCH, Planning and Development, stated there are 15 Special Use Permits being requested on this site, including a request for eight supper clubs, two for restaurant service bars, two for packaged liquor, two for restricted gaming, and one for a restaurant with a drive-up window. These uses are appropriate for the type of commercial development being proposed. All the requests for liquor uses meet the required separation of 400 feet from a protected use. The request for restricted gaming will require approval of a waiver for the 330 foot separation requirement to a residential property by the Director of Planning and Development. Staff recommended approval, subject to the conditions.

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the Montecito Companies. This is a large project with several applications in Town Center. The site is at the intersection of US95 and the Beltway. It is designated for Suburban Mixed Use comprising 30 acres. The plan is to have an upscale neighborhood commercial center containing a variety of uses: grocery store, drug store, retail, restaurants and offices. The center will be developed in accordance with the Town Center Standards: landscaping, architecture, signage, etc.

On the north side of Azure Drive on Pads A-2 and A-3 there will be a grocery store with liquor and gaming, supper clubs with outdoor seating, benches. Pad A-4 will be a minor anchor. Pad B will be a fast food restaurant with a drive-through. Pads C and D are potential supper clubs. Pads E-1 and D-2 are on the corner for a restaurant service bar.

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U-0006-01 - CENTENNIAL 95, LIMITED PARTNERSHIP AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY

On the south side of Azure Drive are more pads with increased landscaping because of the proximity of the condos and homes along the southern boundary.

On the western end of the site there will be offices, medical type uses, particularly in Pads F and H. In Pads G, H and K there may be supper clubs. Pads L and M are going to be retail uses only. Pad N will be the grocery store with alcohol and gaming. Pads P1 or P2 will have a supper club and/or office/retail use.

There have been a series of neighborhood meetings. As a result, the following conditions were agreed upon with the neighbors for the site south of Azure Drive:

1. No 24-hour uses
2. No bars or taverns
3. No fast food on the south side
4. No gas stations, convenience stores or car washes
5. Only single story
6. Architecture same on all four sides of building
7. Pads L and M not used for restaurants

There will be 30 feet of landscaping along the entire southern portion of the site. Staff would like a 10-foot trail within the 30 foot landscape buffer. The neighbors do not want to have the trail. The applicant will abide by whatever the City requires.

There was some concern with the neighbors in regard to Pad K being a supper club. If it is going to be a supper club it would probably be around 7,000 square feet. He agreed to a minimum distance of 135 feet from the property line, which is above similar developments.

Montecito Companies plans to hold onto this project. It will be pedestrian friendly. They will work with staff on any concerns. The only problem is the driveway on Tenaya Way.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in favor. However, he felt the trails needs to be kept in this project. The trails are for everyone in the city. Secondly, he was unsure about a turnaround and landscaping in a particular location.

CHAIRMAN GALATI felt the turnaround is a cul-de-sac to terminate the street.

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U-0006-01 - CENTENNIAL 95, LIMITED PARTNERSHIP AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY

REGINA DEFALE, Ranch House Estates, 6113 Breeders Cup, appeared in approval. They object to two of the Special Use Permits, G31, U0013-01 (supper club) and G32, U0014-01 (supper club) because they will be too close to the homes creating noise, lighting issues, parking, trails, etc. Their original plans did not have any restaurants on the south side and now there are four supper clubs. At a meeting on February 15, 2001 Montecito East said they would be happy if they could get four supper clubs, but now they are requesting eight Special Use Permits. They disagree with the trail. They were told there would be a 30-foot buffer with three sets of trees. There is a Beltway trail and bike trail in the area. Montecito Companies expressed at a meeting that they would be willing to place the trail through the center on the south side. At the homeowners meeting they were told the lighting would not be higher than 18 feet, but now they have indicated 20 feet.

LOUISE RUSKAMP, 8500 Log Cabin Way, appeared in approval. She was concerned about having eight supper club sites. The applicant only wants to have four supper clubs, but they are asking for eight. If they are granted eight, they can build eight supper clubs. The Town Center trail is for pedestrian traffic within and around the Town Center to encourage people who live on the outskirts to be able to access the Town Center on foot or bicycle. However, it should not be on the parking lot or close to the residents. This is supposed to be a pedestrian friendly area. There are RE properties on the east side of Tenaya Way. Instead of so many supper clubs, perhaps there could be an ice cream parlor or something along those lines. She would prefer the applicant to obtain the tenants and then request the supper clubs that are needed.

SCOTT FURRY, 7320 Young Doe Avenue, appeared in approval. However, he objected to the trail because it will be too close to his property.

CHAIRMAN GALATI declared the Public Hearing closed.

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ATTORNEY AMICK appeared in rebuttal. There will be either four or five supper clubs. In regard to Pad K, it will be 135 feet away from the neighbors' properties; it could possibly be 150 feet away. Pad J is already 158 feet away from the neighbors and if it is going to be a supper club it will be smaller than 12,500 square feet. They are trying to pull everything away from the residents as much as possible and orienting everything to the road. There is a 30-foot landscape buffer. If the trail goes in there will be two rows of trees, and if not, there will be three rows of mature trees.

In regard to some of the uses along Tenaya Way, that is one of the reasons they wanted to meet with the people who live on the east side of Tenaya Way, but found they did not have any concerns. Tenaya Way will be a large road in this area and is part of the Town Center loop that will connect up to I-215.

COMMISSIONER TRUESDELL explained that this developer has submitted several supper club applications rather than have the homeowners come to many Planning Commission meetings and discuss the trails, etc. each time. This developer has spent a significant amount of time with the homeowners. There is a trail system in the northwest. The Planning Commission was under the impression the residents wanted the trails and now they are hearing that may not be the case. He objected to as many as eight supper clubs. This is the kind of project that the Town Center Standards call for. What has been shown will create a very attractive center. In regard to the drive on Tenaya Way, it makes a better traffic circulation.

CHAIRMAN GALATI asked the applicant's representative if he would be amenable to keeping the trails, but moving them along Azure Drive.

ATTORNEY AMICK said that has never been discussed with the applicant.

CHRIS GLORE, Planning and Development, responded that the trail that is being discussed along the south side of this property is not on the draft trails plan that is being prepared by staff. It is on the Town Center trails plan that was prepared through efforts of the northwest neighbors and Councilman Michael Mack's office. He did not feel the trail could be moved to the front of Azure Drive because of the width of the trail and still provide a 30-foot wide landscape buffer.

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U-0006-01 - CENTENNIAL 95, LIMITED PARTNERSHIP AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY

CHAIRMAN GALATI asked if there is a condition in regard to the alignment of Ranch House Road.

MR. GLORE replied that there is no condition in regard to Ranch House Road. The traffic report will address that issue and there is still ongoing discussion with the neighbors as to how they want Ranch House Road to be terminated. One scenario would be that it be gated, but accessed by a card key for the neighbors to travel between this site and the adjacent residential subdivision and not be open to the public.

DAPHNEE LEGARZA, Public Works, interjected that Condition No. 22 terminates Ranch House Road and Exotic Blue Street adjacent to this site in a manner acceptable to Public Works.

ATTORNEY AMICK noted that in the Montecito letter, Item No. 7 addresses Ranch House Road. The applicant is amenable to whatever works best.

CHAIRMAN GALATI said in regard to the wall that separates the development to the south and the center, part is against a street and part is against houses. How that wall is designed needs to be taken into consideration, landscaping along it, etc.

MR. GLORE responded that staff has not identified a condition specific to that wall, but all the project landscaping along that south wall would occur on the north side of the wall. If there is a wall there needs to be a condition indicating it should be constructed with the approval of the affected abutting property owners and that perhaps certain sections need to be re-constructed if found structurally unsound.

CHAIRMAN GALATI added that when the wall comes down Ranch House Road, then turns onto Blooming Meadows Drive, does it sit back off the street with landscaping between the street and the wall and then go back towards the houses, bend at the cul-de-sac, have landscaping and then be flush against the homes? That is confusing as to how that could be done. He does not want to see the wall right up against the streets.

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U-0006-01 - CENTENNIAL 95, LIMITED
PARTNERSHIP AND CENTENNIAL RANCH,
LIMITED LIABILITY COMPANY

ATTORNEY AMICK felt Condition No. 16 addresses the wall along the entire length of the southern and western perimeter as agreed to by the abutting and affected property owners. They are willing to meet with staff in regard to the wall.

ROBERT GENZER, Acting Director, Planning and Development, said that in looking over the conditions that have just been submitted, they should all be applied to Item No. G39. In addition, it is difficult for staff when conditions are submitted at the last minute and are asked to review them, determine whether or not they are enforceable, and whether or not they conflict with the proposed conditions. If the submitted conditions are imposed, staff would like to make any appropriate wording changes when the conditions are actually written.

NOTE: See related Items C-24 through C-39.

NOTE: COMMISSIONER GORDON left the meeting at 8:53 p.m.

To be heard by the City Council on April 4, 2001.

(9:15 - 10:22) 2 - 3387

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ITEM

ACTION

C-25.

U-0007-01 - CENTENNIAL 95, LIMITED PARTNERSHIP AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR A SUPPER CLUB located approximately 600 feet west of Tenaya Way and 340 feet north of Azure Drive (APN: 125-27-101-027), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 500 [Mailed with U-0006-01, U-0008-01, U-0009-01, U-0010-01, U-0011-01, U-0012-01, U-0013-01, U-0014-01, U-0015-01, U-0016-01, U-0019-01, U-0020-01, U-0022-01, U-0023-01 & Z-0076-98(20)]

APPROVALS 3 Speakers

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City departments' design standards shall be met.

Buckley -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITION STATING: THIS SPECIAL USE PERMIT IS SUBJECT TO ALL APPLICABLE CONDITIONS OF APPROVAL OF SITE DEVELOPMENT PLAN REVIEW APPLICATION Z-0076-98(20)

**Unanimous
(Gordon and Quinn excused)**

APPEARANCES:

JOEL McCULLOCH, Planning and Development
ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor
TODD FARLOW, 240 North 19th Street
REGINA DEFALE, House Ranch Estates, 6113 Breeders Cup
LOUISE RUSKAMP, 8500 Log Cabin Way
SCOTT FURRY, 7320 Young Doe Avenue
CHRIS GLORE, Planning and Development
DAPHNEE LEGARZA, Public Works
ROBERT GENZER, Planning and Development

NOTE: See related Items C-24 through C-39.

NOTE: COMMISSIONER GORDON left the meeting at 8:53 p.m.

To be heard by the City Council on April 4, 2001.

(9:15 - 10:22) 2 - 3387

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ITEM

ACTION

C-26.

U-0008-01 - CENTENNIAL 95, LIMITED PARTNERSHIP AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE-UP located approximately 1,050 feet west of Tenaya Way and adjacent to the north side of Azure Drive (APN: 125-27-101-027), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 500 [Mailed with U-0006-01, U-0007-01, U-0009-01, U-0010-01, U-0011-01, U-0012-01, U-0013-01, U-0014-01, U-0015-01, U-0016-01, U-0019-01, U-0020-01, U-0022-01, U-0023-01 & Z-0076-98(20)]

APPROVALS 3 Speakers

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. All City Code Requirements and all City departments' design standards shall be met.

Buckley -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITION STATING: THIS SPECIAL USE PERMIT IS SUBJECT TO ALL APPLICABLE CONDITIONS OF APPROVAL OF SITE DEVELOPMENT PLAN REVIEW APPLICATION Z-0076-98(20)

Unanimous
(Gordon and Quinn excused)

APPEARANCES:

JOEL McCULLOCH, Planning and Development
ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor
TODD FARLOW, 240 North 19th Street
REGINA DEFALE, House Ranch Estates, 6113 Breeders Cup
LOUISE RUSKAMP, 8500 Log Cabin Way
SCOTT FURRY, 7320 Young Doe Avenue
CHRIS GLORE, Planning and Development
DAPHNEE LEGARZA, Public Works
ROBERT GENZER, Planning and Development

NOTE: See related Items C-24 through C-39.

NOTE: COMMISSIONER GORDON left the meeting at 8:53 p.m.

To be heard by the City Council on April 4, 2001.

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ACTION

C-27.

U-0009-01 - CENTENNIAL 95, LIMITED PARTNERSHIP AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR A SUPPER CLUB located approximately 800 feet west of Tenaya Way and adjacent to the north side of Azure Drive (APN: 125-27-101-027), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 500 [Mailed with U-0006-01, U-0007-01, U-0008-01, U-0010-01, U-0011-01, U-0012-01, U-0013-01, U-0014-01, U-0015-01, U-0016-01, U-0019-01, U-0020-01, U-0022-01, U-0023-01 & Z-0076-98(20)]

APPROVALS 3 Speakers

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City departments' design standards shall be met.

Buckley -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITION STATING: THIS SPECIAL USE PERMIT IS SUBJECT TO ALL APPLICABLE CONDITIONS OF APPROVAL OF SITE DEVELOPMENT PLAN REVIEW APPLICATION Z-0076-98(20)

**Unanimous
(Gordon and Quinn excused)**

APPEARANCES:

JOEL McCULLOCH, Planning and Development
ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor
TODD FARLOW, 240 North 19th Street
REGINA DEFALE, House Ranch Estates, 6113 Breeders Cup
LOUISE RUSKAMP, 8500 Log Cabin Way
SCOTT FURRY, 7320 Young Doe Avenue
CHRIS GLORE, Planning and Development
DAPHNEE LEGARZA, Public Works
ROBERT GENZER, Planning and Development

NOTE: See related Items C-24 through C-39.

NOTE: COMMISSIONER GORDON left the meeting at 8:53 p.m.

To be heard by the City Council on April 4, 2001.

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ACTION

C-28.

U-0010-01 - CENTENNIAL 95, LIMITED PARTNERSHIP AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR A SUPPER CLUB located approximately 650 feet west of Tenaya Way and adjacent to the north side of Azure Drive (APN: 125-27-101-027), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 500 [Mailed with U-0006-01, U-0007-01, U-0008-01, U-0009-01, U-0011-01, U-0012-01, U-0013-01, U-0014-01, U-0015-01, U-0016-01, U-0019-01, U-0020-01, U-0022-01, U-0023-01 & Z-0076-98(20)]

APPROVALS 3 Speakers

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City departments' design standards shall be met.

Buckley -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITION STATING: THIS SPECIAL USE PERMIT IS SUBJECT TO ALL APPLICABLE CONDITIONS OF APPROVAL OF SITE DEVELOPMENT PLAN REVIEW APPLICATION Z-0076-98(20)

**Unanimous
(Gordon and Quinn excused)**

APPEARANCES:

JOEL McCULLOCH, Planning and Development
ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor
TODD FARLOW, 240 North 19th Street
REGINA DEFALE, House Ranch Estates, 6113 Breeders Cup
LOUISE RUSKAMP, 8500 Log Cabin Way
SCOTT FURRY, 7320 Young Doe Avenue
CHRIS GLORE, Planning and Development
DAPHNEE LEGARZA, Public Works
ROBERT GENZER, Planning and Development

NOTE: See related Items C-24 through C-39.

NOTE: COMMISSIONER GORDON left the meeting at 8:53 p.m.

To be heard by the City Council on April 4, 2001.

(9:15 - 10:22) 2 - 3387

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ACTION

C-29.

U-0011-01 - CENTENNIAL 95, LIMITED PARTNERSHIP AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR located on the northwest corner of the intersection of Tenaya Way and Azure Drive (APN: 125-27-101-027), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 500 [Mailed with U-0006-01, U-0007-01, U-0008-01, U-0009-01, U-0010-01, U-0012-01, U-0013-01, U-0014-01, U-0015-01, U-0016-01, U-0019-01, U-0020-01, U-0022-01, U-0023-01 & Z-0076-98(20)]

APPROVALS 3 Speakers

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City departments' design standards shall be met.

Buckley -

APPROVED EITHER PAD E1 OR E2, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITION STATING: THIS SPECIAL USE PERMIT IS SUBJECT TO ALL APPLICABLE CONDITIONS OF APPROVAL OF SITE DEVELOPMENT PLAN REVIEW APPLICATION Z-0076-98(20)

**Unanimous
(Gordon and Quinn excused)**

APPEARANCES:

JOEL McCULLOCH, Planning and Development
ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor
TODD FARLOW, 240 North 19th Street
REGINA DEFALE, House Ranch Estates, 6113 Breeders Cup
LOUISE RUSKAMP, 8500 Log Cabin Way
SCOTT FURRY, 7320 Young Doe Avenue
CHRIS GLORE, Planning and Development
DAPHNEE LEGARZA, Public Works
ROBERT GENZER, Planning and Development

NOTE: See related Items C-24 through C-39.

NOTE: COMMISSIONER GORDON left the meeting at 8:53 p.m.

To be heard by the City Council on April 4, 2001.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-30.

U-0012-01 - CENTENNIAL 95, LIMITED PARTNERSHIP AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR A SUPPER CLUB located on the south side of Azure Drive approximately 1,120 feet east of Rancho Drive/US 95 (APN: 125-27-202-010), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 500 [Mailed with U-0006-01, U-0007-01, U-0008-01, U-0009-01, U-0010-01, U-0011-01, U-0013-01, U-0014-01, U-0015-01, U-0016-01, U-0019-01, U-0020-01, U-0022-01, U-0023-01 & Z-0076-98(20)]

APPROVALS 3 Speakers

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City departments' design standards shall be met.

Buckley -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITION STATING: THIS SPECIAL USE PERMIT IS SUBJECT TO ALL APPLICABLE CONDITIONS OF APPROVAL OF SITE DEVELOPMENT PLAN REVIEW APPLICATION Z-0076-98(20)

(Gordon and Quinn excused)

APPEARANCES:

JOEL McCULLOCH, Planning and Development
ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor
TODD FARLOW, 240 North 19th Street
REGINA DEFALE, House Ranch Estates, 6113 Breeders Cup
LOUISE RUSKAMP, 8500 Log Cabin Way
SCOTT FURRY, 7320 Young Doe Avenue
CHRIS GLORE, Planning and Development
DAPHNEE LEGARZA, Public Works
ROBERT GENZER, Planning and Development

NOTE: See related Items C-24 through C-39.

NOTE: COMMISSIONER GORDON left the meeting at 8:53 p.m.

To be heard by the City Council on April 4, 2001.

(9:15 - 10:22) 2 - 3387

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-31.

U-0013-01 - CENTENNIAL 95, LIMITED PARTNERSHIP AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR A SUPPER CLUB located on the south side of Azure Drive approximately 1,500 feet west of Tenaya Way (APN: 125-27-202-010), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 500 [Mailed with U-0006-01, U-0007-01, U-0008-01, U-0009-01, U-0010-01, U-0011-01, U-0012-01, U-0014-01, U-0015-01, U-0016-01, U-0019-01, U-0020-01, U-0022-01, U-0023-01 & Z-0076-98(20)]

APPROVALS 2 Speakers

PROTESTS 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City departments' design standards shall be met.

Buckley -

DENIED (Will not protect Health, Safety and Welfare of the residents' properties to the south)

Unanimous

(Gordon and Quinn excused)

APPEARANCES:

JOEL McCULLOCH, Planning and Development
ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor
TODD FARLOW, 240 North 19th Street
REGINA DEFALE, House Ranch Estates, 6113 Breeders Cup
LOUISE RUSKAMP, 8500 Log Cabin Way
SCOTT FURNEY, 7320 Young Doe Avenue
CHRIS GLORE, Planning and Development
DAPHNEE LEGARZA, Public Works
ROBERT GENZER, Planning and Development

NOTE: See related Items C-24 through C-39.

NOTE: COMMISSIONER GORDON left the meeting at 8:53 p.m.

This is final action

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-32.

U-0014-01 - CENTENNIAL 95, LIMITED PARTNERSHIP AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR A SUPPER CLUB located on the south side of Azure Drive approximately 1,100 feet west of Tenaya Way (APN: 125-27-202-009), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 500 [Mailed with U-0006-01, U-0007-01, U-0008-01, U-0009-01, U-0010-01, U-0011-01, U-0012-01, U-0013-01, U-0015-01, U-0016-01, U-0019-01, U-0020-01, U-0022-01, U-0023-01 & Z-0076-98(20)]

APPROVALS 2 Speakers

PROTESTS 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City departments' design standards shall be met.

Buckley -

DENIED (Will not protect Health, Safety and Welfare of the residents' properties to the south)

Unanimous

(Gordon and Quinn excused)

APPEARANCES:

JOEL McCULLOCH, Planning and Development
ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor
TODD FARLOW, 240 North 19th Street
REGINA DEFALE, House Ranch Estates, 6113 Breeders Cup
LOUISE RUSKAMP, 8500 Log Cabin Way
SCOTT FURNEY, 7320 Young Doe Avenue
CHRIS GLORE, Planning and Development
DAPHNEE LEGARZA, Public Works
ROBERT GENZER, Planning and Development

NOTE: See related Items C-24 through C-39.

NOTE: COMMISSIONER GORDON left the meeting at 8:53 p.m.

This is final action.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-33.

U-0015-01 - CENTENNIAL 95, LIMITED PARTNERSHIP AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR GAMING (RESTRICTED) IN CONJUNCTION WITH A PROPOSED DRUG STORE located on the south side of Azure Drive approximately 350 feet west of Tenaya Way (APN: 125-27-202-009), TC (Town Center), Ward 6 (Mack).

NOTICES MAILED 500 [Mailed with U-0006-01, U-0007-01, U-0008-01, U-0009-01, U-0010-01, U-0011-01, U-0012-01, U-0013-01, U-0014-01, U-0016-01, U-0019-01, U-0020-01, U-0022-01, U-0023-01 & Z-0076-98(20)]

APPROVALS 3 Speakers

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of a Waiver of the 330-foot separation requirement by the Director of Planning and Development prior to issuance of a business license.
2. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
3. All City Code Requirements and all City departments' design standards shall be met.

Buckley -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITION STATING: THIS SPECIAL USE PERMIT IS SUBJECT TO ALL APPLICABLE CONDITIONS OF APPROVAL OF SITE DEVELOPMENT PLAN REVIEW APPLICATION Z-0076-98(20)

**Unanimous
(Gordon and Quinn excused)**

APPEARANCES:

JOEL McCULLOCH, Planning and Development
ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor
TODD FARLOW, 240 North 19th Street
REGINA DEFALE, House Ranch Estates, 6113 Breeders Cup
LOUISE RUSKAMP, 8500 Log Cabin Way
SCOTT FURNEY, 7320 Young Doe Avenue
CHRIS GLORE, Planning and Development
DAPHNEE LEGARZA, Public Works
ROBERT GENZER, Planning and Development

NOTE: See related Items C-24 through C-39.

NOTE: COMMISSIONER GORDON left the meeting at 8:53 p.m.

To be heard by the City Council on April 4, 2001.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-34.

U-0016-01 - CENTENNIAL 95, LIMITED PARTNERSHIP AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR A SUPPER CLUB located adjacent to the southwest corner of the intersection of Tenaya Way and Azure Drive (APN: 125-27-202-009), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 500 [Mailed with U-0006-01, U-0007-01, U-0008-01, U-0009-01, U-0010-01, U-0011-01, U-0012-01, U-0013-01, U-0014-01, U-0015-01, U-0019-01, U-0020-01, U-0022-01, U-0023-01 & Z-0076-98(20)]

APPROVALS 3 Speakers

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City departments' design standards shall be met.

Buckley -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITION STATING: THIS SPECIAL USE PERMIT IS SUBJECT TO ALL APPLICABLE CONDITIONS OF APPROVAL OF SITE DEVELOPMENT PLAN REVIEW APPLICATION Z-0076-98(20)

**Unanimous
(Gordon and Quinn excused)**

APPEARANCES:

JOEL McCULLOCH, Planning and Development
ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor
TODD FARLOW, 240 North 19th Street
REGINA DEFALE, House Ranch Estates, 6113 Breeders Cup
LOUISE RUSKAMP, 8500 Log Cabin Way
SCOTT FURNEY, 7320 Young Doe Avenue
CHRIS GLORE, Planning and Development
DAPHNEE LEGARZA, Public Works
ROBERT GENZER, Planning and Development

NOTE: See related Items C-24 through C-39.

NOTE: COMMISSIONER GORDON left the meeting at 8:53 p.m.

To be heard by the City Council on April 4, 2001.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-35.

U-0019-01 - CENTENNIAL 95 LIMITED PARTNERSHIP AND CENTENNIAL RANCH LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED GROCERY STORE located approximately 200 feet west of Tenaya Way and 320 feet north of Azure Drive (APN: 125-27-101-027), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 500 [Mailed with U-0006-01, U-0007-01, U-0008-01, U-0009-01, U-0010-01, U-0011-01, U-0012-01, U-0013-01, U-0014-01, U-0015-01, U-0016-01, U-0020-01, U-0022-01, U-0023-01 & Z-0076-98(20)]

APPROVALS 3 Speakers

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City departments' design standards shall be met.
5. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited.

Buckley -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITION STATING: THIS SPECIAL USE PERMIT IS SUBJECT TO ALL APPLICABLE CONDITIONS OF APPROVAL OF SITE DEVELOPMENT PLAN REVIEW APPLICATION Z-0076-98(20)

**Unanimous
(Gordon and Quinn excused)**

APPEARANCES:

JOEL McCULLOCH, Planning and Development
ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor
TODD FARLOW, 240 North 19th Street
REGINA DEFALE, House Ranch Estates, 6113 Breeders Cup
LOUISE RUSKAMP, 8500 Log Cabin Way
SCOTT FURRY, 7320 Young Doe Avenue
CHRIS GLORE, Planning and Development
DAPHNEE LEGARZA, Public Works
ROBERT GENZER, Planning and Development

NOTE: See related Items C-24 through C-39.

NOTE: COMMISSIONER GORDON left the meeting at 8:53 p.m.

To be heard by the City Council on April 4, 2001.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-36.

U-0020-01 - CENTENNIAL 95 LIMITED PARTNERSHIP AND CENTENNIAL RANCH LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR A SUPPER CLUB located approximately 800 feet west of Tenaya Way and 340 feet north of Azure Drive (APN: 125-27-101-027), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 500 [Mailed with U-0006-01, U-0007-01, U-0008-01, U-0009-01, U-0010-01, U-0011-01, U-0012-01, U-0013-01, U-0014-01, U-0015-01, U-0016-01, U-0019-01, U-0022-01, U-0023-01 & Z-0076-98(20)]

APPROVALS 3 Speakers

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City departments' design standards shall be met.

Buckley -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITION STATING: THIS SPECIAL USE PERMIT IS SUBJECT TO ALL APPLICABLE CONDITIONS OF APPROVAL OF SITE DEVELOPMENT PLAN REVIEW APPLICATION Z-0076-98(20)

**Unanimous
(Gordon and Quinn excused)**

APPEARANCES:

JOEL McCULLOCH, Planning and Development
ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor
TODD FARLOW, 240 North 19th Street
REGINA DEFALE, House Ranch Estates, 6113 Breeders Cup
LOUISE RUSKAMP, 8500 Log Cabin Way
SCOTT FURRY, 7320 Young Doe Avenue
CHRIS GLORE, Planning and Development
DAPHNEE LEGARZA, Public Works
ROBERT GENZER, Planning and Development

NOTE: See related Items C-24 through C-39.

NOTE: COMMISSIONER GORDON left the meeting at 8:53 p.m.

To be heard by the City Council on April 4, 2001.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-37.

U-0022-01 - CENTENNIAL 95 LIMITED PARTNERSHIP AND CENTENNIAL RANCH LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR located on the northwest corner of the intersection of Tenaya Way and Azure Drive (APN: 125-27-101-027), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 500 [Mailed with U-0006-01, U-0007-01, U-0008-01, U-0009-01, U-0010-01, U-0011-01, U-0012-01, U-0013-01, U-0014-01, U-0015-01, U-0016-01, U-0019-01, U-0020-01, U-0023-01 & Z-0076-98(20)]

APPROVALS 3 Speakers

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City departments' design standards shall be met.

**Buckley -
DENIED
Unanimous
(Gordon and Quinn excused)**

APPEARANCES:

JOEL McCULLOCH, Planning and Development
ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor
TODD FARLOW, 240 North 19th Street
REGINA DEFALE, House Ranch Estates, 6113 Breeders Cup
LOUISE RUSKAMP, 8500 Log Cabin Way
SCOTT FURRY, 7320 Young Doe Avenue
CHRIS GLORE, Planning and Development
DAPHNEE LEGARZA, Public Works
ROBERT GENZER, Planning and Development

NOTE: See related Items C-24 through C-39.

NOTE: COMMISSIONER GORDON left the meeting at 8:53 p.m.

To be heard by the City Council on April 4, 2001.

(9:15 - 10:22) 2 - 3387

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ITEM

ACTION

C-38.

U-0023-01 - CENTENNIAL 95 LIMITED PARTNERSHIP AND CENTENNIAL RANCH LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED DRUG STORE located on the south side of Azure Drive approximately 350 feet west of Tenaya Way (APN: 125-27-202-009), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 500 [Mailed with U-0006-01, U-0007-01, U-0008-01, U-0009-01, U-0010-01, U-0011-01, U-0012-01, U-0013-01, U-0014-01, U-0015-01, U-0016-01, U-0019-01, U-0020-01, U-0022-01 & Z-0076-98(20)]

APPROVALS 3 Speakers

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
4. All City Code Requirements and all City departments' design standards shall be met.
5. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited.

Buckley -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND ADDITIONAL CONDITION STATING: THIS SPECIAL USE PERMIT IS SUBJECT TO ALL APPLICABLE CONDITIONS OF APPROVAL OF SITE DEVELOPMENT PLAN REVIEW APPLICATION Z-0076-98(20)

**Unanimous
(Gordon and Quinn excused)**

APPEARANCES:

JOEL McCULLOCH, Planning and Development
ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor
TODD FARLOW, 240 North 19th Street
REGINA DEFALE, House Ranch Estates, 6113 Breeders Cup
LOUISE RUSKAMP, 8500 Log Cabin Way
SCOTT FURRY, 7320 Young Doe Avenue
CHRIS GLORE, Planning and Development
DAPHNEE LEGARZA, Public Works
ROBERT GENZER, Planning and Development

NOTE: See related Items C-24 through C-39.

NOTE: COMMISSIONER GORDON left the meeting at 8:53 p.m.

To be heard by the City Council on April 4, 2001.

(9:15 - 10:22) 2 - 3387

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-39.

Z-0076-98(20) - CENTENNIAL 95, LIMITED PARTNERSHIP AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review FOR A PROPOSED 138,000 SQUARE FOOT COMMERCIAL DEVELOPMENT on 14.16 acres at the northwest corner of the intersection of Tenaya Way and Azure Drive, and FOR A PROPOSED 110,000 SQUARE FOOT COMMERCIAL DEVELOPMENT on 16.66 acres on the south side of Azure Drive between Tenaya Way and approximately 520 feet east of Rancho Drive/US 95 (APN: 125-27-101-025, 027; 125-27-202-009 and 010), TC (Town Center) Zone, Ward 6 (Mack).

NOTICES MAILED 500 [Mailed with U-0006-01, U-0007-01, U-0008-01, U-0009-01, U-0010-01, U-0011-01, U-0012-01, U-0013-01, U-0014-01, U-0015-01, U-0016-01, U-0019-01, U-0020-01, U-0022-01 & U-0023-01]

APPROVALS 3 Speakers

PROTESTS 0

CONCERNS 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

2. The site plan shall be revised to depict substantial outdoor plazas with seating areas and appropriate landscaping to encourage pedestrian gathering, including at a minimum, the plazas between buildings adjacent to the intersection of Azure Drive and Tenaya Way.

Buckley -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NOS. 13 AND 18 REVISED, CONDITION NO. 6 DELETED, BOTH SETS OF CONDITIONS IN MONTECITO COMPANIES LETTER AND LAST PARAGRAPH WITH APPROVAL OF PUBLIC WORKS, FIRE SERVICES, AND PLANNING AND DEVELOPMENT TO MAKE SURE THEY ARE CONSISTENT WITH CONDITIONS ALREADY RECOMMENDED BY STAFF, APPLICANT WORK WITH STAFF ON DESIGN OF PERIMETER WALL TO INSURE IT MEETS STANDARDS, APPLICANT SUBMIT AN ARCHITECTURAL THEME FOR PROJECT TO PLANNING AND DEVELOPMENT FOR APPROVAL AND UNABLE TO AGREE IT BE BROUGHT BACK TO THE PLANNING COMMISSION AND ARCHITECTURAL APPROVAL OCCUR PRIOR TO SUBMISSION OF ANY BUILDING PERMITS

Unanimous

(Gordon and Quinn excused)

CHRIS GLORE, Planning and Development, stated this site plan presents an orderly placement of buildings, internal access roads, and parking, although depicting a layout generally typical of the suburban character with commercial pads separated by automobile parking lots. The commercial development will be appropriate in terms of the type and intensity of the proposed uses as a neighborhood serving development.

The site plan appears to be approximately 166 parking spaces below the Title 19A requirements for parking, assuming all development to comprise retail or restaurant uses. Conditions are recommended to require revisions of the site plan to meet these code requirements or a Parking Variance be approved by the City Council. Staff has also recommended a condition to eliminate the proposed driveway to Tenaya Way, south of Azure Drive, as Tenaya Way provides access to a single-family residential neighborhood.

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Z-0076-98(20) - CENTENNIAL 95, LIMITED PARTNERSHIP AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY

3. The site plan shall be revised to depict landscape setbacks zones of at least fifteen (15) feet in width between the back of sidewalk and any building wall along Azure Drive.

4. The site plan shall be revised to depict compliance with the Title 19A.10.010 requirements for off-street parking for the site uses, or a Variance to parking requirements shall be approved by the City Council prior to the issuance of any permits, any site grading, and all development activity for the site.

5. The site plan shall be revised to depict compliance with the Title 19A.10.010 requirements for handicap accessible spaces, and compliance with the Title 19A.10.020 requirements for loading spaces.

6. The site plan shall be revised to eliminate the driveway off of Tenaya Way, south of Azure Drive.

7. In lieu of a 5-foot wide sidewalk along the west side of Tenaya Way, a 10-foot multi-use trail path shall be provided consisting of poured concrete construction, meeting the minimum specifications for a sidewalk, as illustrated in the City of Las Vegas draft Trails Plan. The trails path shall be separated from the street curb by a 5-foot wide landscaped amenity zone. A public access easement shall be provided over that portion of the trail path not included within the public right-of-way.

To be fully compliant with Town Center standards for landscaping, staff recommended a condition requiring landscaping plans be revised to depict compliance with Town Center loop road standards and to show the required 15 foot wide landscape setback between buildings and the sidewalks along Azure Drive. Staff also found that the site plan does not show consistency with the draft trails plan and recommended a condition requiring the site plan incorporate an appropriate trail configuration along the Tenaya Way frontage.

Staff recommended approval, subject to the conditions.

APPEARANCES:

JOEL McCULLOCH, Planning and Development
ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor
TODD FARLOW, 240 North 19th Street
REGINA DEFALE, House Ranch Estates, 6113 Breeders Cup
LOUISE RUSKAMP, 8500 Log Cabin Way
SCOTT FURRY, 7320 Young Doe Avenue
CHRIS GLORE, Planning and Development
DAPHNEE LEGARZA, Public Works
ROBERT GENZER, Planning and Development

ROBERT GENZER, Acting Director, Planning and Development, requested an additional condition on the approved Special Use Permits as follows: This Special Use Permit is subject to all applicable conditions of approval of Site Development Plan Review Application Z0076-98(2). That will be helpful when the permits are being processed through the City.

MR. GLORE interjected that with the approved Special Use Permits there will only be five supper clubs. The language to that effect is no longer necessary.

ATTORNEY AMICK agreed to all the conditions.

NOTE: See related Items C-24 through C-39.

NOTE: COMMISSIONER GORDON left the meeting at 8:53 p.m.

To be heard by the City Council on April 4, 2001.

(9:15 - 10:22) 2 - 3387

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-0076-98(20) - CENTENNIAL 95, LIMITED PARTNERSHIP AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY

APPROVED

8. Buildings abutting the west side of Tenaya Way, if oriented away from the multi-use trail path (i.e., having their main front entrance facing away from the trail path), shall be set back a minimum of fifteen (15) feet from the trail path with a landscaped building and pedestrian amenity zone. Buildings oriented toward the trail (i.e., having their main front entrance facing onto and accessed from the trail) may have a minimum setback of five (5) feet from the trail path, with landscaping and other amenities provided within the space between the building and the trail path.

9. The site plan shall be revised to depict all parking stalls adjacent to the corner of Tenaya Way and Regina Avenue set back a minimum of 15 feet behind the property line.

10. The landscape plan shall depict compliance with the requirement of Title 19A.06.110 regarding 20 percent of the gross site acreage in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way.

11. The landscape plan shall depict full compliance with the Town Center Loop Road standards including a four-foot wide amenity zone and a five-foot wide sidewalk. Within the amenity zone is required minimum twenty-foot brown trunk height Mexican Fan Palm trees planted thirty-five feet on-center, decomposed granite, five-gallon ground cover, and the required hardscape finish at a minimum 15 feet by four feet every three palm tree plantings or every 105 feet on-center. The sidewalk shall be constructed of the required finish. Within the landscape setbacks, minimum width of fifteen feet, are required clusters of Mexican Fan Palm trees of twelve-foot to twenty-five-foot brown trunk height planted thirty-five feet on-center.

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ITEM

ACTION

Z-0076-98(20) - CENTENNIAL 95, LIMITED PARTNERSHIP AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY

APPROVED

The median islands within Azure Drive are required to be a minimum width of fifteen feet landscaped, except where necessary cuts are located, containing minimum twenty-foot brown trunk height Mexican Fan Palm trees planted thirty-five feet on-center, decomposed granite, five-gallon ground cover, and the required hardscape finish at a minimum 15 feet by four feet every three palm tree plantings or every 105 feet on-center. The landscape plan shall also depict the required accent paving.

12. Landscape islands, a minimum five (5) feet in width, shall be provided throughout the parking lots, every six (6) parking spaces. Such double-sided islands shall each contain a minimum of two (2) 24" box shade trees (which have a minimum 1-1/2" diameter caliber at 4 feet above the root ball at the time of planting) and four (4) 5-gallon shrubs per tree.

13. All illustrative decorative paving, including square and round intersections, pedestrian plazas, and entry plazas, shall be designed and constructed as shown on the submitted plans, and such decorative paving shall consist of stamped colored concrete or handset pavers or some other type of decorative amenities subject to approval by the Planning and Development Department staff. The plaza shown between buildings "G" and "H" shall be designed and constructed as shown on the submitted plans and shall contain the 8-pointed star pattern as illustrated in regard to size, location and pattern, and such decorative paving shall consist of stamped colored concrete or handset pavers or some other decorative amenities as approved by the Planning and Development Department staff.

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ITEM

ACTION

Z-0076-98(20) - CENTENNIAL 95, LIMITED PARTNERSHIP AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY

APPROVED

14. A minimum 30-foot deep, heavily landscaped Town Center perimeter buffer shall be installed and maintained in perpetuity along the southern and western perimeter of the site south of Azure Drive. The Town Center perimeter buffer shall contain a meandering 10 foot wide decorative concrete pathway, and two rows of minimum 24" box evergreen trees a maximum of 20 foot on center, staggered on each side of the pathway, with a minimum four (4) 5-gallon shrubs per tree. Low level bollard lighting shall be provided to light the pathway for public safety, and the lighting shall be designed to prevent light spilling into neighboring single-family residential lots. A public access easement shall be provided over the entire buffer trail path, which shall allow quiet passage at all times.

15. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the entire length of the southern and western perimeter if agreed to by the abutting and affected property owners.

16. All proposed building elevations shall demonstrate, to the satisfaction of Planning and Development Department staff, side and rear elevations consistent with submitted front elevations, reflecting at a minimum the varied rooflines, and regularly-spaced vertical facade elements.

17. The rear (north) elevations of building A2 shall depict a loading dock enclosure, consisting of a solid masonry wall of at least ten feet in height, along the length of the north side of loading spaces.

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ITEM

ACTION

Z-0076-98(20) - CENTENNIAL 95, LIMITED PARTNERSHIP AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY

APPROVED

18. The Master Sign Plan shall be amended to prohibit wall signs on any building side facing a residential property; therefore, proposed wall signage on the south walls of all pad buildings located south of Azure Drive, and proposed wall signage on the east walls of the two pad buildings located in closest proximity to Tenaya Way, shall be eliminated from the Master Sign Plan unless a waiver is approved by the Planning and Development Director.

19. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

20. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

21. No utility vault exceeding 27 cubic feet in size may encroach into approved landscape areas along public street frontages. Additionally, no waivers from required landscaping or approved signage standards shall be allowed due to the placement of any utility vaults.

Public Works

22. Terminate Ranch House Road and Exotic Blue Street adjacent to this site in a manner acceptable to the Department of Public Works. Also, provide an acceptable vehicle turnaround for Regena Avenue adjacent to this site. Construct appropriate public street improvements for the approved terminations of Ranch House Road and Exotic Blue Street concurrent with development of this site.

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ACTION

**Z-0076-98(20) - CENTENNIAL 95, LIMITED
PARTNERSHIP AND CENTENNIAL RANCH,
LIMITED LIABILITY COMPANY**

APPROVED

23. Coordinate with the Special Improvement Section of the Department of Public Works for the public street improvements of Tropical Parkway (aka Azure Drive). Full width street improvements on Azure Drive and Tenaya Way adjacent to this site must be in place prior to occupancy of this site. Also, construct half-street improvements including appropriate overpaving on Regena Avenue adjacent to this site concurrent with development of this site.

24. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

25. An amendment to the approved Traffic Impact Analysis for this site shall be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis as amended prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

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ACTION

Z-0076-98(20) - CENTENNIAL 95, LIMITED PARTNERSHIP AND CENTENNIAL RANCH, LIMITED LIABILITY COMPANY

APPROVED

26. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct neighborhood or local drainage improvements as determined by the approved drainage plan/study concurrent with development of this site. Alternatively, the developer may agree to contribute monies in lieu of such drainage facility improvements as are recommended; such monies shall be contributed prior to the issuance of any building or grading permits, whichever may occur first.

27. Landscape and maintain all unimproved rights-of-way, if any, on Azure Drive and on Tenaya Way adjacent to this site.

28. Submit an Encroachment Agreement for all landscaping and private improvements located in the Azure Drive and Tenaya Way public right-of-way adjacent to this site prior to occupancy of this site.

29. Provide pedestrian walkway easements for all public sidewalks not located within the public right-of-way.

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ITEM

ACTION

C-40.

U-0018-01 - CAPTIVES FREE CHRISTIAN CENTER

Request for a Special Use Permit and Site Development Plan Review FOR THE 2,430 SQUARE FOOT EXPANSION OF AN EXISTING RELIGIOUS FACILITY; AND FOR PROPOSED COUNSELING OFFICES on 0.46 acre on the north side of Lawry Avenue, approximately 50 feet west of Lexington Street (APN: 139-21-610-329), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).

NOTICES MAILED 178

APPROVALS 0

PROTESTS 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of this approval, this approval shall be void unless an Extension of Time is granted.
2. The landscape plan shall be revised to depict 24-inch box trees planted twenty feet on center, and 4 five-gallon shrubs per tree within the perimeter landscape planters.
3. The activities within the ancillary church building shall be in compliance with the Title 19A restrictions for the R-2 (Medium-Low Density Residential) zoning district.
4. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets and alleys.

Goynes -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND ADDITIONAL CONDITIONS REQUESTED BY APPLICANT THAT A WAIVER BE GRANTED TO HAVE 15 GALLON BOX TREES, WAIVER OF TRAFFIC IMPACT STUDY, AND SHRUBS PLANTED ON THE FIVE FOOT SPACE BETWEEN THE BUILDING ON THE EAST SIDE

**Unanimous
(Gordon and Quinn excused)**

PHYLLIS GABB, Planning and Development, stated Title 19A requires a Special Use Permit for a church within a residential district. This expansion will add 1,500 square feet to the church building. Also, there is a 930 square foot single-family structure, which will be converted to an ancillary building for church use. This site plan depicts an orderly site layout with sufficient parking. Expansion of the existing church will be compatible with surrounding residential land uses and the elevations will enhance the existing structure. Landscaping is provided in eight-foot wide perimeter planters with 15-gallon trees planted 20 feet on center. There is a condition requiring 24-inch box trees and that four 5-gallon shrubs be provided for each tree. Staff recommended approval, subject to the conditions.

BILLY MILLER, 2741 Saber Drive, North Las Vegas, appeared to represent the church. They would like to have a waiver of the landscaping so they could have 15-inch box trees instead of 24-inch box trees. In regard to Condition No. 10, they would like a waiver for the Traffic Impact Analysis. There are 18 parking spaces and they only have one service once a week so the traffic will not impact the area. They were granted a waiver on their last approval for needy children and would like to continue that ministry. There is only a five-foot space between the building on the east side so they would prefer shrubs rather than trees in that space.

CHAIRMAN GALATI said that the applicant would prefer 15-inch trees. On the traffic study it indicates in lieu of a Traffic Impact Analysis the applicant may participate in a reasonable alternative mutually acceptable to the applicant and Public Works.

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ITEM

ACTION

U-0018-01 - CAPTIVES FREE CHRISTIAN CENTER

5. Landscaping and a permanent underground sprinkler system shall be provided in accordance with the submitted landscape plan and shall be permanently maintained in a satisfactory manner.

6. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

7. Coordinate with the City Surveyor to determine whether a Reversionary Map to revert the underlying lot lines to acreage is necessary; if such Reversionary Map is required, it shall record prior to the issuance of any building permits for this site.

8. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.

10. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in

MR. MILLER said that on the proposed counseling building on the east side there are five residents on that property line so low shrubs would be more acceptable.

CHAIRMAN GALATI declared the Public Hearing open.

JESSIE BUTCH, homeowner, appeared in protest. There are ten churches in this residential neighborhood. There is a lot of crime in the area, but the churches don't seem to help that situation.

MR. MILLER responded that they are hopeful that the people who come to the churches change their lifestyle and are no longer drug addicts. The churches are to help people.

COMMISSIONER GOYNES felt there should be one large church rather than ten small churches.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on April 4, 2001.

(10:22 - 10:32) 3 - 2250

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ITEM

ACTION

U-0018-01 - CAPTIVES FREE CHRISTIAN CENTER

APPROVED

the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

11. Landscape and maintain all unimproved right-of-way on Lawry Avenue adjacent to this site.

12. Submit an Encroachment Agreement for all landscaping and private improvements located in the Lawry Avenue public right-of-way adjacent to this site prior to occupancy of this site.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-41.

**U-0003-01 - KRISHNA, INC. ON BEHALF OF
HAMID ROUHANI**

Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING MARKET at 124 South Sixth Street (APN: 139-34-611-051), C-2 (General Commercial) Zone, Ward 5 (Weekly).

NOTICES MAILED 108

APPROVALS 0

PROTESTS 1 [Within Notification]

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. Sale of alcoholic beverages shall be limited to the sale of beer and wine only.
2. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited.
3. All illegal signage shall be removed prior to the issuance of this liquor license.
4. This use shall be subject to review by the Planning Commission and the City Council one year from the final approval of this Special Use Permit at which time the Special Use Permit may be revoked.
5. Approval of this Special Use permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

Buckley -

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Truesdell abstaining inasmuch as his firm manages the building across the street and Goynes not voting

(Gordon and Quinn excused)

PHYLISS GABB, Planning and Development, stated Section 19A of the Municipal Code requires the sale of alcohol for off-premise consumption to be a minimum of 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or City park. In this case there is no protected use known to be within the required separation distance. The sale of beer and wine for off-premise consumption is usually associated with a convenience store. The sale of beer and wine is compatible with the commercial development in this area. Staff recommended approval, subject to the conditions.

HAMID ROUHANI, Sidewalk Market, 7988 Blue Brook Drive, appeared to represent the application. He concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on April 4, 2001.

(10:32 - 10:34) 3 - 2760

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ITEM

ACTION

**U-0003-01 - KRISHNA, INC. ON BEHALF OF
HAMID ROUHANI**

APPROVED

7. If this Special Use Permit is not exercised within one year after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

8. All City Code Requirements and all City departments' design standards shall be met.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-42.

Z-0136-94(8) - CITY OF LAS VEGAS ON BEHALF OF THE LAS VEGAS METROPOLITAN POLICE DEPARTMENT

Request for a Site Development Plan Review FOR A PROPOSED 17,235 SQUARE FOOT POLICE SUBSTATION on the west side of Stella Lake Road, south of Mount Mariah Drive (APN: 139-21-416-005), R-E (Residence Estates) Zone under Resolution of Intent to GPB (Planned Business Park), Ward 5 (Weekly).

NOTICES MAILED 167

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. Parking spaces outside of the security gates shall be signed for 'visitor parking only.'
3. Along the main driveway, in order to break up the row of 21 spaces, the landscape plan shall be revised to depict a minimum of one landscape finger.
4. All mechanical equipment, air conditioners, and trash areas shall be fully screened from view from the adjacent streets.
5. All exterior lighting shall meet the standards of the Las Vegas Municipal Code Section 19A.08.060(C).

Buckley -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH AN ADDITIONAL CONDITION THAT CHAIN LINK FENCING IS PROHIBITED ON THE SITE

Motion carried with Goynes not voting (Gordon and Quinn excused)

PHYLLIS GABB, Planning and Development, stated this development complies with the requirements in Title 19A for landscaping and wall buffering. The elevations are attractive with varied textures. The landscaping will provide adequate visual buffering of the site from the adjacent single-family homes to the west and enhance the overall site. This development is appropriate for the area and will maintain the high standards of development for the Enterprise Park. Staff would like to add a condition that the use of chain link perimeter fencing be prohibited on the site. Staff recommended approval, subject to the conditions.

DAVID ROARK, City of Las Vegas, Manager of Real Estate and Assets, said this is a request for a Metro substation in the Enterprise Park on the west side of Las Vegas. In the Staff Report the acreage is indicated as 6.19 acres when it is really 4.0 acres. He concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on April 4, 2001.

(10:34 - 10:37) 3 - 2870

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**Z-0136-94(8) - CITY OF LAS VEGAS ON
BEHALF OF THE LAS VEGAS METROPOLITAN
POLICE DEPARTMENT**

APPROVED

6. Parking lot lighting standards shall not exceed 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

7. Landscaping and a permanent underground sprinkler system shall be installed and shall be permanently maintained in a satisfactory manner.

Public Works

8. Construct all incomplete half-street improvements (sidewalk) on Stella Lake Street adjacent to this site concurrent with development of this site. Also, if necessary and as required, remove all substandard public street improvements adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.

9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

10. Any proposed ingress gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before stopping to operate the gate entry system. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.

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ITEM

ACTION

**Z-0136-94(8) - CITY OF LAS VEGAS ON
BEHALF OF THE LAS VEGAS METROPOLITAN
POLICE DEPARTMENT**

APPROVED

11. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

13. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-136-94, the Las Vegas Enterprise Park (commercial subdivision) all other subsequent site-related actions.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-43.

Z-0020-97(30) - FRANK HAWKINS

Request for a Site Development Plan Review FOR A PROPOSED 3,667 SQUARE FOOT PROFESSIONAL OFFICE; AND FOR A WAIVER OF THE LANDSCAPING REQUIREMENTS on 0.43 acre located at 2008 Hamilton Lane (APN: 139-33-301-013), PD (Planned Development), Ward 5 (Weekly).

NOTICES MAILED 131

APPROVALS 1 Speaker

PROTESTS 3 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within the two years of the approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. All residential uses shall be eliminated upon conversion to office use.
3. Submit a revised landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first. The revised plan should also depict removal of the existing drive on the west property line and replacement with appropriate landscaping to prevent vehicular access.
4. All development shall be in conformance with the Site Development plan and building elevations.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Unanimous

(Gordon and Quinn excused)

CHRIS GLORE, Planning and Development, stated this office use would be consistent with the current Medical District Neighborhood Plan designation of MD1, which is intended to encourage medical support uses. This site plan depicts an orderly arrangement of vehicle driveways and parking areas and an attractive landscaping plan. There is a condition requiring one of the driveways be closed as it is no longer needed for required parking space access. That area should be landscaped. The applicant has requested a waiver from the landscaping due to the inability to provide a 15 foot wide planter around the existing buildings while also providing the required parking spaces and inability to provide the eight foot wide planters along the full length of the side and rear property lines. The landscaping will meet the intent of the Medical District Neighborhood Plan landscape, wall and buffer requirements. He recommended approval of the requested waiver. Staff recommended approval of the Site Development Plan Review, subject to the conditions.

CLIFTON MARSHALL, Architect, 3426 Tiara Point Circle, appeared to represent the applicant. He requested Condition No. 12 be amended to construct a minimum of two lanes of **temporary** paving.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in approval. This applicant is doing a very good job in this neighborhood.

JOHN FISHER, 2013 Hamilton Lane, appeared in protest. He was concerned about the access on Hamilton Lane. There was a previous applicant who tried to zone this property for a commercial use and was requested to meet the requirements of the Commission to pave, sidewalk, curb and gutter the entire street to make adequate conditions for the traffic. Initially he thought this project would be accessed from property on Alta Drive with no access on Hamilton Lane. Hamilton is only one block long with dirt and not even two lanes wide. He asked how this project will be landscaped. He was also concerned about the sewer hookup.

CHAIRMAN GALATI explained that Condition No. 13 is a requirement for this project to hook up with the City sanitary sewer system.

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ACTION

Z-0020-97(30) - FRANK HAWKINS

5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

7. All City Code requirements and design standards of all City departments must be satisfied.

8. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

9. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Public Works

10. Dedicate an additional 10 feet of right-of-way or dedicate an additional 5 feet of right-of-way and grant a 5-foot pedestrian walkway easement adjacent to this site for Hamilton Lane prior to occupancy of this site.

MR. MARSHALL replied that the requirement for MD1 is for 15 feet of landscaping around certain parts of the site. They are unable to comply because of the existing conditions. They plan to utilize the existing landscaping.

STAN STURSKI, 2120 Hamilton Lane, appeared in protest. He was concerned about the landscaping and parking. This is a neighborhood. They will have to put in street lighting.

DIANE FISHER, 2013 Hamilton Lane, appeared in protest. She asked how this property will be developed.

CHAIRMAN GALATI responded that there is a condition requiring half-street improvements on Hamilton Lane, including the appropriate overpaving. This is a landlocked parcel so it would need access from Hamilton Lane.

MR. MARSHALL read a letter that was faxed to Public Works thanking them for the Dust Control Paving Program. Hamilton Lane is on a federally approved list to be paved for dust control. The funding would be provided by the Federal Highway Administration through the CMA program. The funding is to provide paving for all existing unpaved roads within the Las Vegas valley as required by the Particulate Matter Implementation Program. Hamilton Lane is scheduled to be paved within the next year. That is the reason why temporary paving is being requested from Rose Street to this building.

MS. LEGARZA said the street is proposed to be a 50-foot wide public street. There is a condition to construct complete half-street improvements adjacent to this parcel, which includes street lighting.

FRANK HAWKINS said that in regard to the parking and landscaping in the front there is landscaping all the way around the property. The pool will be filled in which means the back yard will be heavily landscaped. They will be giving the City ten feet in the front for the sidewalk and install trees. All the parking is on the side of the property and the main entrance will be in the back, not in the front on Hamilton Lane. The hours of operation will be those of any office, 8:00 a.m. to 5:00 p.m. They have an office on Alta Drive, which is directly behind this Hamilton property.

To be heard by the City Council on April 4, 2001.

(10.37 - 10:48) 3 - 3000

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-0020-97(30) - FRANK HAWKINS

APPROVED

11. Construct half-street improvements including appropriate overpaving on Hamilton Lane adjacent to this site concurrent with development. Some required improvements may be deferred at the discretion of the City Engineer provided a Covenant Running with Land agreement is recorded to ensure the future construction of these improvements.

12. Construct a minimum of two lanes of paving from Rose Street to the west edge of this site on Hamilton Lane including appropriate paved driveway transitions prior to occupancy of this site.

13. Provide proof to the City that this site has a sewer connection to the existing sewer line in Hamilton Lane. If such proof cannot be provided, this site shall be required to connect to the City sanitary sewer system in Hamilton Lane prior to the issuance of any permits or the issuance of a Business License whichever may occur first.

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

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ACTION

Z-0020-97(30) - FRANK HAWKINS

APPROVED

15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

16. Site development to comply with all applicable Conditions of Approval for Z-20-97 and all other site-related actions.

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ITEM

ACTION

C-44.

**Z-0108-00(1) - L.T. ENTERPRISES, LIMITED
LIABILITY COMPANY**

Request for a Site Development Plan Review FOR A 24,000 SQUARE FOOT OFFICE BUILDING on approximately 1.04 acres located on the west side of Leon Avenue, approximately 400 feet south of Alexander Road (APN: 138-12-110-020), C-2 (General Commercial) and R-E (Residence Estates) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).

NOTICES MAILED 144

APPROVALS 0

PROTESTS 5 Speakers

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within two (2) years from the approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. Submittal of a revised site plan indicating an off-set of subsequent building phases (phases 2 – 4), subject to approval by the Planning and Development Department.
3. Submittal of a revised landscape plan indicating compliance with the Design Standards Manual requirement to provide perimeter landscape planters of at least eight (8) feet width and one landscape finger planter for every six parking spaces within the parking area.
4. Parking lot lighting standards shall not exceed 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND ADDITIONAL CONDITION THAT APPLICANT WORK WITH STAFF ON THE ARCHITECTURE

**Motion carried with Goynes voting NO
(Gordon and Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated that on February 7, 2001 the City Council approved a rezoning on this subject property to O (Office). This request is for a Site Development Plan Review for a 24,000 square foot office building to be built in four 6,000 square foot phases.

The first 6,000 square foot building is proposed in the northeast corner of the site with each successive phase proposed along the northern property line.

Staff has concerns for the buildings and parking areas. A build-out of this project as one large structure, instead of physically separated structures, would be of an inappropriate scale in relation to the single-family homes across Leon Avenue. Staff recommended a revised site plan that would depict off-sets of Phases 2, 3 and 4. Staff also required submittal of a revised landscape plan depicting eight-foot wide planters along all the property lines and landscape fingers in the parking area. The elevations depict a structure appropriate with façade, design, and materials and redesigned this will provide an appropriate buffer between the single family to the east and more intense commercial to the west.

Staff recommended approval, subject to the conditions.

TERRY GUASTELLA, LT Enterprises, 2211 North Rampart Boulevard, Suite 109, appeared to represent the applicant. He concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

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ACTION

Z-0108-00(1) - L.T. ENTERPRISES, LIMITED LIABILITY COMPANY

5. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

7. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).

Public Works

8. Construct all incomplete half-street improvements on Leon Avenue adjacent to this site concurrent with development of this site.

9. Construct full-width alley paving adjacent to this site and extend the paving southward to meet the existing alley paving prior to occupancy of this site.

10. Meet with the City Collection Systems Planning Section of the Department of Public Works to determine appropriate alignments and depth to provide public sewer service to this site. Site development shall comply with the recommendations of the Collection Systems Planning Section, and the developer shall construct public sewer to service this site along an alignment and to a location acceptable to the City Engineer prior to the issuance of any permits for this site.

11. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

LEX ANDERSON, NARA, 3709 Waterhole Street, appeared in approval. There is Rancho Gowan Business Park at Rancho and Gowan that has kept compatible with the neighborhood. At one time that was vacant land and developed into a very attractive office complex. Over a couple of years there were various proposals for that property: condos, apartments, warehouses, etc. NARA is not against development. They would like to have the entire area developed in a manner that is positive and an asset to their properties. Bradley Burns came into the area and the City referred him to their neighborhood associations. Mr. Burns made compromises and the residents made compromises. They wanted a development that is compatible with the existing community that would not detract from existing property values, not facilitate commercial traffic into the residential area. In addition, there was an area east of the commercially zoned area off Rancho that bordered the residential along Bradley Road that was zoned residential and the City supported NARA in using adjacent residential zoning as leverage for compatible development. The Bradley Burns property set a precedent for the NARA area. Those standards need to be in this project. The residents would like to meet with the developer.

PAMELA HALL, NARA, 5025 Judy Court, appeared in approval. She owns a business in the area and also lives in the area. The NARA Board has not had enough opportunity to review the site plan. However, the Board would like to see a single story only building. Leon is a quiet country road. It is proposed to be 60 feet wide. They would like to see a wall around this property.

LIZ THOMPSON, 3909 Leon Avenue, appeared in protest because of the feeder road. She purchased her home because she wanted to live in the country. She was unaware that a 60-foot road would be built in front of her house, which would mean she would lose 20 feet of her front yard.

MIKE MALONE, NARA, 3660 Thom Boulevard, appeared in approval. They have never had a meeting with the developer. Bradley Burns has done a beautiful job with his project. This project is too sketchy. He requested it be held in abeyance to be able to meet with the developer to obtain more information about the project.

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ACTION

**Z-0108-00(1) - L.T. ENTERPRISES, LIMITED
LIABILITY COMPANY**

12. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

FRANK MATRONI, NARA, 3405 Bonn Court, appeared in protest.

CHAIRMAN GALATI declared the Public Hearing closed.

MR. GUASTELLA appeared in rebuttal. He met with NARA representatives on January 3, 2001 in the Mayor's Conference Room. Councilman Mack's assistant was also present at that meeting. The building is made of stucco with a slate roof. It conforms with the buildings in the area. There are several two-story homes in the area. They would be willing to build a wall around the project. They will agree to the lighting, parking, and landscaping standards, and changing the three buildings that will be built at a later date so they will be staggered.

COMMISSIONER TRUESDELL noted that the road widths have been there for a number of years. He asked the applicant if he would be willing to have this item held in abeyance. The O (Office) district provides for two-story buildings.

MR. GUASTELLA said this has been held for six months. When he purchased this property he was advised by the City he could build G2. On January 4, 2001 he agreed to lower the zoning to O (Office) so there would not be any opposition as that was what he planned to build. He thought there was an agreement on the landscaping, wall, etc. He has paid a lot of money to bring this project to this point. He is willing to meet with the residents.

CHAIRMAN GALATI felt the architecture should be enhanced. It has an institutional appearance.

To be heard by the City Council on March 21, 2001.

(10.48 - 11:10) 3 - 3620

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ITEM

ACTION

D.

NON-PUBLIC HEARING ITEMS:

D-1.

ABEYANCE - Z-0071-99(4) - CRAIG MARKETPLACE, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review FOR A PROPOSED 7,019 SQUARE FOOT RETAIL BUILDING on a 0.99 acre site located on the south side of Craig Road, approximately 400 feet east of Tenaya Way (APN: 138-03-701-018), G-1 (Limited Commercial) Zone, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. The site plan shall be revised to depict the required handicap accessible parking spaces adjacent to the main entrance into the building.
3. The landscape plan shall be revised to depict a minimum five-foot wide planter along the eastern property line for this pad site only, and a minimum five-foot wide planter adjacent to the shared access drive on the west property boundary.
4. A signage plan for all free-standing and wall signage for the entire commercial center shall be submitted for approval of Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
5. No utility vault exceeding 27 cubic feet in size may encroach into approved landscape areas along public street frontages for this pad site. Additionally, no waivers from required landscaping or approved signage standards shall be allowed due to the placement of any utility vaults.

Truesdell -

ABEYANCE TO THE MARCH 22, 2001 PLANNING COMMISSION MEETING (Applicant to work with staff on revised site plan and elevations)

**Unanimous
(Gordon and Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated the site design for this pad would be consistent with the overall site development approved by the City Council in January of 2000. However, a revised site plan should be submitted depicting a handicapped accessible space adjacent to the main entrance. There is also a condition requiring a revised landscape plan depicting a five-foot wide planter along the eastern property line and adjacent to the drive-through lane. Further, staff is requiring approval of a master sign plan for the entire commercial site prior to occupancy of this building. Staff recommended approval, subject to the conditions.

VICKY TROY, Total Scope, 528 Goldhill Road, Henderson, Nevada, appeared to represent Great American Capital. The zoning was approved on this site in January of 2000. In March there was a Site Development Plan Review for the entire commercial parcel. A condition of that Site Development Plan Review was for additional reviews on Pads 1, 2, 3 and 4; this is Pad 4. In regard to Condition No. 3, the initial plan was to have trees within that area. They have added a landscape finger for trees and are willing to keep the smaller planter just for shrubs. They have a building permit and approved civil plans for the site. The property is being graded at the present time. She commended staff for their cooperation.

COMMISSIONER TRUEDELL wondered how the traffic would be able to access the drive-thru lane.

MS. TROY responded that the traffic would come off Craig Road. The applicant is unsure if this building will be for retail or a bank. They do not have the building leased.

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ACTION

**ABEYANCE - Z-0071-99(4) - CRAIG
MARKETPLACE, LIMITED LIABILITY COMPANY**

6. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall utilize 'shoe-box' fixtures and downward-directed lights.

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

9. A landscaping plan shall be submitted prior to the issuance of a Certificate of Occupancy.

Public Works

10. In accordance with the intent of a commercial subdivision, this pad site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.

11. Site development to comply with the recommendations of the approved Traffic Impact Analysis and approved Drainage Study and all applicable Conditions of Approval for Zoning Reclassification Z-71-99, the Craig and Tenaya (Commercial Subdivision) and all other subsequent site-related actions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

COMMISSIONER TRUESDELL wondered why the Planning Commission is reviewing this building when there is additional information needed to make a decision. Approving this request would be just for a spec building with a drive-thru lane.

MS. TROY noted there will be patio trees that don't grow very wide. She did not object to having this item held in abeyance.

COMMISSIONER TRUESDELL made a motion for abeyance.

DEPUTY CITY ATTORNEY BRYAN SCOTT thought the applicant should know what needs to be done prior to the next meeting. She should refer to the requirements for a Site Development Plan Review in Title 19A.

COMMISSIONER TRUESDELL also said she should address the purpose of the drive-thru, how it will function in relationship to the building, etc.

To be heard by the Planning Commission on March 22, 2001.

(11:10 - 11:22) 4 - 720

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ACTION

D-2.

SD-0002-01 - CLARK COUNTY SCHOOL DISTRICT

Request for a Site Development Plan Review FOR A PROPOSED 62,500 SQUARE FOOT ELEMENTARY SCHOOL; AND FOR A WAIVER OF THE LANDSCAPING REQUIREMENTS on 13.7 acres located at the northeast corner of the intersection of El Campo Grande Avenue and Leon Avenue (APN: 125-25-302-001), C-V (Civic) Zone, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. All development shall be in conformance with the submitted site plan, landscape plans, and building elevations.
3. Wall pack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
4. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. Landscaping and a permanent underground sprinkler system shall be installed prior to occupancy and shall be permanently maintained in a satisfactory manner.

Buckley -

ABEYANCE TO THE MARCH 8, 2001 PLANNING COMMISSION MEETING AND FINAL ACTION AT THAT MEETING

Motion carried with Galati abstaining inasmuch as the Clark County School District is a client of his architectural firm and Littlefield abstaining inasmuch as he is employed by the Clark County School District (Gordon and Quinn excused)

DEPUTY CITY ATTORNEY BRYAN SCOTT advised that due to the abstentions there isn't a majority to vote on this item.

ROBERT GENZER, Acting Director, Planning and Development, suggested that this item be abeyed for two weeks.

CHRIS GLORE, Planning and Development, interjected that oftentimes when there isn't a majority the item is forwarded to the City Council without a recommendation.

MATT LaCROIX, Clark County School District, 4212 Eucalyptus Annex, appeared to represent the application. They had approval by the Clark County Commission. The school is under construction with this layout. The City of Las Vegas gave assistance so they could get their off-sites and sewer hookup to open the school on time. Initially they were of the understanding that this would be reviewed administratively. The only reason this is before the Planning Commission is due to the landscaping waiver.

DEPUTY CITY ATTORNEY SCOTT noted that if this is held for two weeks it could still go to the City Council on time.

MR. McCULLOCH said the waiver for the landscaping involves minor changes to the perimeter landscaping.

To be heard by the Planning Commission on March 8, 2001.

(11:22 - 11:33) 4 - 1110

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ACTION

SD-0002-01 - CLARK COUNTY SCHOOL DISTRICT

APPROVED

7. Construct half-street improvements including appropriate over paving on El Campo Grande Avenue, Bradley Road, Corbett Street and full-street improvements on Leon Avenue adjacent to this site concurrent with development of this site.

Public Works

8. Prior to the issuance of any building or grading permits, provide a plan for approval by the City showing how the small portions of right-of-way exterior to the outside radius at the intersection of Leon Avenue and Corbett Street and the intersection of Leon Avenue and El Campo Grande Avenue shall be improved and maintained so as not to become an unimproved "no-man's land".

9. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage

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ACTION

SD-0002-01 - CLARK COUNTY SCHOOL DISTRICT

improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the Planning Engineer.

11. Site development to comply with all applicable Conditions of Approval for the approved Traffic Impact Analysis and all other site-related actions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

APPROVED

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ITEM

ACTION

D-3.

Z-0061-88(6) - STEWART CROSSING, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review FOR A PROPOSED 16,000 SQUARE FOOT COMMERCIAL CENTER on 1.99 acres on the south side of Stewart Avenue, approximately 200 feet west of Nellis Boulevard (APN: 140-32-701-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. All development shall be in conformance with the site development plan, landscape plan, and building elevations, except where amended by Conditions of Approval.
2. If this Site Development Plan Review is not exercised within two years of this approval, this approval shall be void unless an Extension of Time is granted.
3. The landscape plan shall be revised to reflect the addition of one landscape finger along the front of the building west of the handicapped parking spaces. In addition, the landscape plan shall be revised to reflect compliance with the Rezoning (Z-66-88) Condition of Approval that required a minimum 20-foot wide landscape planter with a three-foot-high berm along all street frontages.
4. The submitted elevations shall be revised to depict a proposed decorative band around the all sides of building to be of contrasting colors and materials.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. The trash area enclosure shall be constructed of solid block, a minimum of six feet in height, and designed to match colors of the building.

Truesdell -
ABEYANCE TO THE MARCH 22, 2001 PLANNING COMMISSION MEETING

**Unanimous
(Gordon and Quinn excused)**

CHRIS GLORE, Planning and Development, noted that the applicant is not present for this item. Therefore, it should be held in abeyance for 30 days.

To be heard by the Planning Commission on March 22, 2001.

(11:33 - 11:34) 4 - 1540

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ACTION

**Z-0061-88(6) - STEWART CROSSING, LIMITED
LIABILITY COMPANY**

ABEYANCE TO MARCH 22, 2001

6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. Construct all incomplete half-street improvements (sidewalk) on Stewart Avenue adjacent to this site.

9. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

10. Coordinate with the Sewer Collections system section of Public Works for the construction and location of all required sewer connections and easements prior to the submittal of any construction drawings for this site.

11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

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ACTION

**Z-0061-88(6) - STEWART CROSSING, LIMITED
LIABILITY COMPANY**

ABEYANCE TO MARCH 22, 2001

12. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or the approved drainage plan/study concurrent with development of this site recommends local drainage facility improvements as. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for

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**Z-0061-88(6) - STEWART CROSSING, LIMITED
LIABILITY COMPANY**

the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the Planning Engineer.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

ABEYANCE TO MARCH 22, 2001

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ITEM

ACTION

D-4.

**Z-0024-99(19) - FALLING ROCK, LIMITED
LIABILITY COMPANY**

Request for a Minor Modification to the Lone Mountain West Master Development Plan to add approximately five acres to the plan on property located on the west side of the Siegfried and Roy Parkway alignment, approximately 650 feet south of the Gowan Road alignment (APN: 137-12-301-012), Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

**Buckley -
APPROVED**

Motion carried with Gordon abstaining because the law firm that represents this application is also the firm that handles the land use issues for his business (Quinn excused)

JOEL McCULLOCH, Planning and Development, stated this request is to modify the Lone Mountain West Master Development Plan to add approximately five acres and designate it multi-family residential. The intent of this plan was to include the parcels that were not a part of the original zoning action and to adhere to the overall proposed plan in content. This action fulfills those goals. Staff recommended approval.

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. They are seeking to rezone a five-acre piece to PD (Planned Development) from PCD (Planned Community Development) and to include it in the Lone Mountain West Master Plan. He concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. C-14 for related discussion.

To be heard by the City Council on April 4, 2001.

(7:49 - 7:53) 2 - 620

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ACTION

E.

CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

There was no one present wishing to speak under this portion of the agenda.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 11:34 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT

/lo

LINDA OWENS, DEPUTY CITY CLERK